

Report to **Planning Applications Committee**  
Date **16 May 2018**  
By **Director of Planning**  
Local Authority **Lewes District Council**  
Application Number **SDNP/18/00890/HOUS**  
Applicant **Mr I Stratton**  
Application **Conversion of existing garage to habitable use including alterations to raise the roof**  
Address **61 North Way  
Lewes  
BN7 1DJ**

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**Recommendation: That the application be Approved for the reasons and subject to the conditions set out in paragraph 10 of this report.**

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## **Executive Summary**

### **1 Site Description**

1.1 The application property is a semi-detached dwelling located on the west side of North Way.

### **2 Proposal**

2.1 The proposal is for the conversion of the existing garage to habitable use including alterations to raise the roof.

2.2 The application is being presented to the Committee as the applicant's partner is a member of staff.

### **3 Relevant Planning History**

N/A.

### **4 Consultations**

**Parish Council Consultee**  
No comment.

### **5 Representations**

None received.

## 6 **Planning Policy Context**

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **Lewes District Council - The Core Strategy (Local Plan Part I) 2014** and the following additional plan(s):

- Lewes District Local Plan (2003)
- South Downs National Park Local Plan - Pre-Submission September 2017

Other plans considered:

- Lewes Neighbourhood Plan

The relevant policies to this application are set out in section 7, below.

### National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

## 7 **Planning Policy**

### Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the national parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

### National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

NPPF - Requiring good design.

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **Lewes District Council - The Core Strategy (Local Plan Part I) 2014** are relevant to this application:

- CP11 - Built and Historic Environment and Design

The following policies of the **Lewes District Local Plan (2003)** are relevant to this application:

- ST3 - Design, Form and Setting of Development
- RS13 - All Extensions

The following policies of the **South Downs National Park Local Plan - Pre-Submission September 2017** are relevant to this application:

- Strategic Policy SD5 - Design

#### Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following Policies and Outcomes are of particular relevance to this case:

#### The Draft South Downs National Park Local Plan

The South Downs Local Plan: Pre-Submission Local Plan was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for public consultation between 26<sup>th</sup> September to 21<sup>st</sup> November 2017. After this period, the next stage in the plan preparation will be the submission of the Local Plan for independent examination and thereafter adoption. Until this time, the Pre-Submission Local Plan is a material consideration in the assessment of this planning application in accordance with paragraph 216 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication unless other material considerations indicate otherwise. Based on the current stage of preparation, along with the fact that the policies are compliant with the NPPF, the policies within the Pre-Submission Local Plan referenced are currently afforded some weight.

## **8 Planning Assessment**

8.1 The application property is a semi-detached dwelling located on the west side of North Way. The proposal is for the conversion of the existing garage to habitable use including alterations to raise the roof.

8.2 It is proposed to convert the existing attached garage on the south side elevation and raise the roof in order to create habitable rooms. The footprint of the garage will remain unchanged. The roof will be flat with a false dual pitch roof at the front. The site is sloping and the maximum height of the roof is 4.1m, whilst the eaves height is 3.5m. The garage is directly adjacent to the boundary of the property. However, this boundary is an access road to a property at the rear and therefore it is not considered that the proposal will negatively impact on the amenity of any neighbouring properties. The materials used will match those of the existing dwelling. There would be no detrimental impact on the street scene.

8.3 No objections have been received from the neighbouring properties.

8.4 It is considered the proposal will not have a detrimental impact on the character or appearance of the property or conservation area, and will not detrimentally impact on the residential amenities of local residents, in accordance with Policies ST3 (Design, Form and Setting of Development) and RES 13 (Extensions) of the Lewes District Local Plan and SD5 (Design) of the South Downs Local Plan (Pre-submission).

8.5 The development has also been considered against the relevant policies in the Joint Core Strategy which has been adopted by the South Downs National Park. The Core Strategy is the pivotal planning document until 2030, forming Part 1 of our Local Plan and sets out the over-arching strategies that all other planning documents will need to be in conformity with. This proposal is considered to accord with Core Policy 11 Built and Historic Environment and Design.

8.6 The development is not considered to be contrary to the South Downs National Park Partnership Management Plan, which is the over-arching strategy document for the management of the South Downs National Park, and accords with Policy 50 which deals with housing, design, and supporting balanced communities.

## **9 Conclusion**

9.1 It is recommended planning permission be granted.

## **10 Reason for Recommendation and Conditions**

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

### **1. Approved Plans**

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

**Reason:** For the avoidance of doubt and in the interests of proper planning.

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended)./ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

## **11. Crime and Disorder Implications**

11.1 It is considered that the proposal does not raise any crime and disorder implications.

## **12. Human Rights Implications**

12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

## **13. Equality Act 2010**

13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

## **14. Proactive Working**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

**Tim Slaney**  
**Director of Planning**  
**South Downs National Park Authority**

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Appendices Appendix 1 - Site Location Map  
Appendix 2 – Plans Referred to in Consideration of this Application

SDNPA Consultees

Background Documents

## Appendix I

### Site Location Map



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## Appendix 2 – Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - LOCATION & BLOCK PLANS	180101/PA/001		15.02.2018	Approved
Plans - EXISTING FLOOR PLANS	180101/PA/010		15.02.2018	Approved
Plans - EXISTING ELEVATIONS	180101/PA/015		15.02.2018	Approved
Plans - PROPOSED FLOOR PLANS	180101/PA/020		15.02.2018	Approved
Plans -	180101/PA/025		15.02.2018	Approved
Application Documents - SITE PHOTOS	SITE PHOTOS		15.02.2018	Approved

**Reasons:** For the avoidance of doubt and in the interests of proper planning.