

Report to **Planning Applications Committee**
Date **5 June 2019**
By **Director of Planning**
Local Authority **Lewes District Council**
Application Number **SDNP/19/01502/HOUS**
Applicant **Mrs Donkin**
Application **Proposed replacement of 2no roof lights to the rear, installation of 1no roof light to the front and the replacement of rear extension asphalt roof with lead roof to include 2no roof lights.**
Address **16 Cleve Terrace
Lewes
East Sussex
BN7 1JJ**

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

Executive Summary

The application relates to alterations to a mid-terrace dwelling located within the conservation area.

1 Site Description

1.1 The property is a mid-terrace dwelling located to the west side of Cleve Terrace

2 Proposal

2.1 The proposal is for the replacement of two existing roof lights to the rear, the installation of a small conservation style roof light to the front and the replacement of rear extension asphalt roof with lead roof to include 2 roof lights. The property is within the Lewes Conservation Area.

2.2 This application was call-in to committee by a District Councillor due to concerns upon the potential impact on the conservation area.

3 Relevant Planning History

N/A

4 Consultations

Parish Council Consultee

Members were aware of concerns expressed by the neighbours and recognised these and requested that this application be called-in for consideration by the Planning Committee

LE - Design and Conservation Officer

This application seeks permission for undertaking a range of external adaptations at this residential property located in a central conservation area setting. This involves replacing a roof area to the rear of the address and installing 3 conservation roof lights, one at the front and two to the rear.

My feeling is that the proposals are modest and appropriate, with no significant adverse impact on the character and appearance of the conservation area setting.

Accordingly, I do not wish to raise an objection.

5 Representations

Four objections were received from residents of Cleve Terrace. All were objecting to the proposal of the roof light on the front elevation which they all considered to be detrimental to the conservation area. There were no objections to the rest of the proposed work.

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 **South Downs National Park Local Plan - Submission 2018** and the following additional plan(s):

- Lewes District Council - The Core Strategy (Local Plan Part 1) 2014

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 on 24 July 2018. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should 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:

The Development Plan policies listed below are considered to accord fully with the objectives of the NPPF, full regard to which has been given during the consideration of this application.

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 **South Downs National Park Local Plan - Submission 2018** are relevant to this application:

- Strategic Policy SD5 - Design

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

- CPII - Built and Historic Environment and 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 Pre-Submission version of the **South Downs Local Plan (SDLP)** was submitted to the Secretary of State for independent examination in April 2018. The Submission version of the Local Plan consists of the Pre-Submission Plan and the Schedule of Proposed Changes. It is a material consideration in the assessment of this planning application in accordance with paragraph 48 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication. The Local Plan process is in its final stage before adoption with consultation on relatively minor Main Modifications from 1st February 2019 to 28th March 2019. Based on the very advanced stage of the examination the draft policies of the South Downs Local Plan can be afforded significant weight.

The following policies are of particular relevance to this case:

- Strategic Policy SD5 - Design
Development Management Policy SD15 – Conservation Areas

8 Planning Assessment

8.1 There is no proposed change to existing size of the dwelling. The proposal is to reconfigure the internal layout of the existing kitchen space to allow for more light. The ground floor rear extension is as existing but with lead roof replacing the existing asphalt roof and square plateau roof lights (1.2 x 1.2m). It is also proposed to replace and reconfigure the existing roof lights in the loft with conservation roof lights of the same size bringing them in line with each other and the windows below as opposed to the current staggered orientation. The roof lights to the rear replace two existing rooflights of the same size, albeit that their location and alignment within the rear roof slope is altered slightly.

8.2 To bring natural light to the en-suite bathroom in the loft space it is proposed to insert a small conservation roof light (0.58 x 0.78m) on the front elevation located 1.6m below the height of the ridge. The roof light would measure approximately 0.04m deep. The location of the front roof light is to the top right side of the front roof slope and it is considered that due to the relatively small size and discreet off- centre placement of the roof light, the appearance of the roof scape within this part of the conservation area will not be unduly affected by the proposal. The rear extension is not visible from the public domain and will not therefore impact on the appearance of the conservation area.

8.3 Four letters have been received objecting to the addition of the rooflight to the front which they consider will spoil the character and look of the conservation area. The Design and Conservation Officer has been consulted on the proposal and has commented that the proposed

roof light on the front elevation is modest and appropriate in scale, and it is considered the proposal will not have a detrimental impact on the character or appearance of the property or conservation area.

8.4 The proposal is not considered to detrimentally affect the character of the terrace or the conservation area and the works as a whole are considered acceptable, also it is not considered that the proposal would impact on the residential amenities of local residents, in accordance with Policies ST3 (Design, Form and Setting of Development) and H5 (Conservation Areas) of the Lewes District Local Plan.

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 South Downs Local Plan: Preferred Options was approved for consultation by the National Park Authority on 16th July 2015 to go out for public consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation period will run from 2nd September to 28th October 2015 after which the responses received will be considered by the Authority. The next stage in the plan preparation will be the publication and then submission of the Local Plan for independent examination. Until this time, the Preferred Options Local Plan is a material consideration in the assessment of this planning application in accordance with paragraph 216 of the National Planning Policy Framework, which confirms that weight can be given to policies in emerging plans following publication. Based on the early stage of preparation the policies within the Preferred Options Local Plan are currently afforded limited weight.

8.7 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 05 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 set out below

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

14.1 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

Contact Officer: Martin Fagan
Tel: 01273 471600
email: martin.fagan@lewes-eastbourne.gov.uk

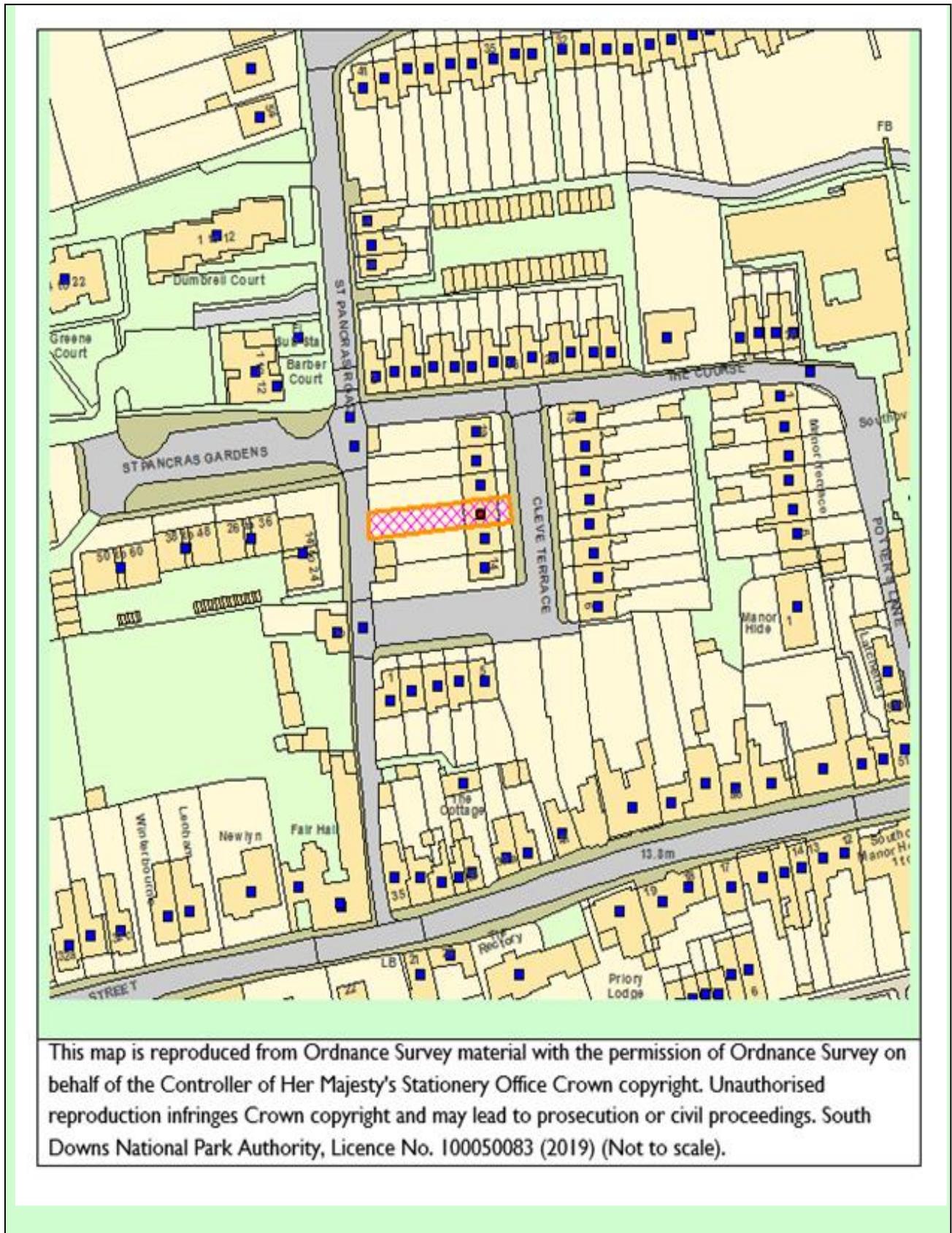
Appendices Appendix 1 - Site Location Map
Appendix 2 – Plans Referred to in Consideration of this Application

SDNPA Consultees

Background Documents

Appendix I

Site Location Map



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. South Downs National Park Authority, Licence No. 100050083 (2019) (Not to scale).

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 -	210 111 Roof Light Specifications		14.05.2019	Approved
Plans -	002 Proposed Block & Site Plan		28.03.2019	Approved
Plans -	210 01 Existing Plan		28.03.2019	Approved
Plans -	210 02 Existing Elevations		28.03.2019	Approved
Plans -	210 03 Existing Section A-A		28.03.2019	Approved
Plans -	210 101 Proposed Plans		28.03.2019	Approved
Plans -	210 102 Proposed Elevations		28.03.2019	Approved
Plans -	210 103 Proposed Section A-A		28.03.2019	Approved
Miscellaneous -	Design & Access Statement		28.03.2019	Approved
Miscellaneous -	Photos		28.03.2019	Approved
Plans -	001 Existing Block & Site Plans		28.03.2019	Approved

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