

Report to **Planning Applications Committee**
Date **7 August 2019**
By **Director of Planning**
Local Authority **Lewes District Council**
Application Number **SDNP/19/02185/HOUS**
Applicant **Mr Jolyon Brewis**
Application **First floor extension to existing single-storey house including timber cladding with black window frames, photovoltaic panels mounted at new roof level, new ground floor entrance lobbies and replacement windows, with timber spandrel panels to match new first floor extension, new sedum-planted roof coverings to existing flat roofs, and general improvements to hard landscaping to front of house**

Address **4 Park Road
Lewes
BN7 1BN**

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

IMPORTANT NOTE: This application is liable for Community Infrastructure Levy.

Executive Summary

This application relates to first floor extension to a bungalow in a conservation area.

1 Site Description

1.1 The site is located on the east side of Park Road situated in Lewes Conservation Area and within the South Downs National Park. Park Road accommodates 6 dwellings, all of which are traditional two storey detached Edwardian dwellings, except for the application property, which is a 1960's architect designed single storey flat roof bungalow, largely unaltered and in excellent condition. It is set back from the street and is partially obscured by shrubs. To the front is a tarmac drive, serving as the access to the property and as an off street parking area.

2 Proposal

2.1 It is proposed to erect a first floor extension to the existing single-storey dwelling, maintaining the cubist form of the dwelling and consisting of a linear extension aligned over the central portion of the dwelling in an east-west alignment. The works will also include timber cladding with black window frames, photovoltaic panels mounted at new roof level, new ground floor entrance lobbies and replacement windows, with timber spandrel panels to match new first floor extension, new sedum-planted roof coverings to existing flat roofs, and general improvements to hard landscaping to front of house.

3 Relevant Planning History

3.1 SDNP/19/04105/DINPP - Second storey extension - Acceptable in principle. It is considered that due to the appearance of the design, the extension has the potential to enhance the character and appearance of the property and this part of the conservation area. The key to getting the extension to enhance the property is the use of high quality materials for the cladding and roof finish.

4 Consultations

LE - Design and Conservation Officer

The application seeks consent for a first storey extension to a bungalow within the Lewes Conservation Area and Article 4 Area (an area where permitted development rights have been removed for certain types of development). The property is set slightly lower than the street level, and so the new first floor will not exceed the height of the neighbouring properties.

The building has a distinctive architectural style and does not conform to the surrounding building style and aesthetic of the Conservation Area. Therefore, the proposed first floor extension is not considered to have a negative impact on the Conservation Area as the property is already distinct from the surrounding buildings.

The original proposed first floor extension was considered to be too dominant of the existing ground floor due to the brise soleils and the first floor being taller than the ground floor so the building read as significantly top heavy. Following discussions with the applicant, the brise soleils have been removed and the height of the first floor been reduced as much as possible. This is considered to overcome the issue of over dominance and the proposed extension now reads as appropriate and proportionate to the existing building. The colour of the cladding has been discussed with the applicant with options discussed of natural coloured cladding or a darker colour. The colour of the cladding should be conditioned so sample panels of the different colours can be viewed on site.

The application is recommended for approval.

Parish Council Consultee

Welcome the sustainability features and it was felt that the applicant should be encouraged to seek a free-of-charge assessment by Sussex Ornithological Society to see whether a Swift nest box (or other conservation element) might be incorporated as part of the development (Subject to Planning regulation etc.)

5 Representations

Friends of Lewes - Does not object in principle but has concerns and considered that the scale, materials and flat roof of the first floor proposed should be in the same idiom as the Schwerdt design and respect the heritage of the original building, both internally and externally. The success of the design is dependent on the detailing of the building which the Society has been unable to assess from the drawings submitted with the application. It would welcome more details being provided.

Twentieth Century Society - Objects to the application as it will have a negative impact on the architectural significance of the existing house.

Neighbour objections - One neighbour objects to the proposal being over-dominant, affect the character of the building and impact the conservation area.

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 Local Plan 2014-2033** and any relevant minerals and waste plans. Other plans considered:

- Lewes Neighbourhood Plan

The development plan policies and other material considerations considered relevant 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:

- NPPF - Conserving and enhancing the historic environment

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 Local Plan** are relevant to this application:

- Strategic Policy SD5 - Design
- Strategic Policy SD12 - Historic Environment
- Strategic Policy SD48 – Climate change and sustainable use of resources
- Development Management Policy SD15 - Conservation Areas
- Development Management Policy SD51 – Extensions to dwelling

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:

- General Policy 50

Lewes Neighbourhood Plan

- Policy LE1 Natural Capital
- Policy HC3A – Heritage Protection of townscape and landscape

8 Planning Assessment

8.1 The proposed extension will measure approximately 7.7m wide, 17.3m deep and 3.72m high. This application also includes a creation of a front lobby with a covered area from the first floor extension above, the lobby extension will measure approximately 2.9m wide, 2.5m deep.

8.2 The proposed extension will over hang the existing dwelling from the rear (east) by approximately 2.7m and the front (west) elevation by 1.5m. It was proposed to have two brise soliel attached to the front and side of the extension, but these have been removed following request from officers. PV panels and stainless steel flue is proposed to be installed to the roof and it is also proposed to install sedum roof to the existing roof not covered by the proposed extension. It is proposed that the first floor flat roof extension will be clad in natural timber, the details of which will be the subject of a condition.

8.3 Due to the spatial separation of the dwellings along Park Road, together with the scale, location and orientation of the extension it is not considered that the proposal will have a detrimental impact on the amenity of adjacent occupiers. The proposed windows to the north and south elevation will be facing neighbouring garages and a window to 6 Park Road which is presumed to allow light to a staircase, is sufficient distance (17m) to the south to not be detrimentally impacted upon. There is sufficient vegetation to the rear of the site to not harm the amenity of the neighbouring properties on Rufus Close, 35m to the east and which back onto the site.

8.4 The design of the proposed extension will be in keeping with the existing style of the original dwelling, being of a simple rectangular box form, and of a scale that respects the original design. The punctuation of the facades with simple rectangular fenestration also serves to reinforce the sympathetic design.

8.5 The Lewes Town Council have been consulted and supports the application with the sustainability features. One neighbour representation has been received objecting to the application due to the proposal being over-dominant, seriously affect the character of the building and impact on the conservation area, and the integrity of the original design.

8.6 The Twentieth Century Society objects to the application owing to the negative impact the proposals will have on the architectural significance of the house. The Society's primary concern is the first floor extension, as this will erode the house's subtle presence in the streetscape, and will obscure the massing of the existing building which is formed of a group of low clusters of rooms with the prominent chimney stack as a contrasting vertical feature; a design choice that is characteristic of modern houses dating from this period. The Society is not opposed to the principle of extending the house, however we view the proposed additional storey to be over-dominant and we are not convinced that it is impossible to extend the house to meet the applicants' needs in other, less harmful, ways.

8.7 Friends of Lewes have commented and do not object in principle provided it is done with sensitivity, respects the qualities of the existing house and does not have a significant adverse impact on neighbours. It considers the scale, materials and flat roof of the first floor proposed should be in the same idiom as the Schwerdt design and respect the heritage of the original building, both internally and externally. The success of the design is dependent on the detailing of the building which the Society has been unable to assess from the drawings submitted with the application. It would welcome more details being provided.

8.7 The Design and Conservation Officer has been consulted and confirms that the proposed first floor extension is not considered to have a negative impact on the Conservation Area as the property is already distinct from the surrounding Edwardian building. Therefore, recommends approval subject to conditions relating to the proposed colour of the cladding.

8.8 The comments have been noted and discussions have been made between the agent, Conservation Officer and the planning officer, in order for the extension to be more balanced in height of the proposed extension, which has been lowered by 0.2m to be more in line with the height and scale of the existing dwelling, the brise soliels have been removed so that it does not distract from the historical significance of the existing dwelling, and details of the cladding will be confirmed by condition, to ensure that it will be sympathetic to the existing dwelling and surrounding area.

8.9 It is considered that the proposals provide an honest attempt to respect the integrity and original design of the dwelling whilst allowing it to adapt to meet the needs of the current occupiers. It is not considered to have a negative impact on the character of the property and the surrounding area, in accordance with Policies SD5 (Design), SD12 (Historic Environment) and SD15 (Conservation Areas) of the South Downs Local Plan.

8.10 The scheme, with it's PV panels and sedum roof, together with enhanced insulation offers a proportionate response to policies contained within both the SDLP and Lewes Neighbourhood Plan which aim to secure sustainable design features which respond to the issues of climate change and which enhance natural capital of the site.

8.11 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

It is proposed that planning permission is 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. 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

2. 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.

3. Cladding details

Details of the proposed timber cladding to the proposed first floor extension shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To maintain the special architectural and historic interest of the property and to comply with Policy SD5 of the South Downs Local Plan.

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: April Parsons
Tel: 01273 471600
email: april.parsons@lewes-eastbourne.gov.uk

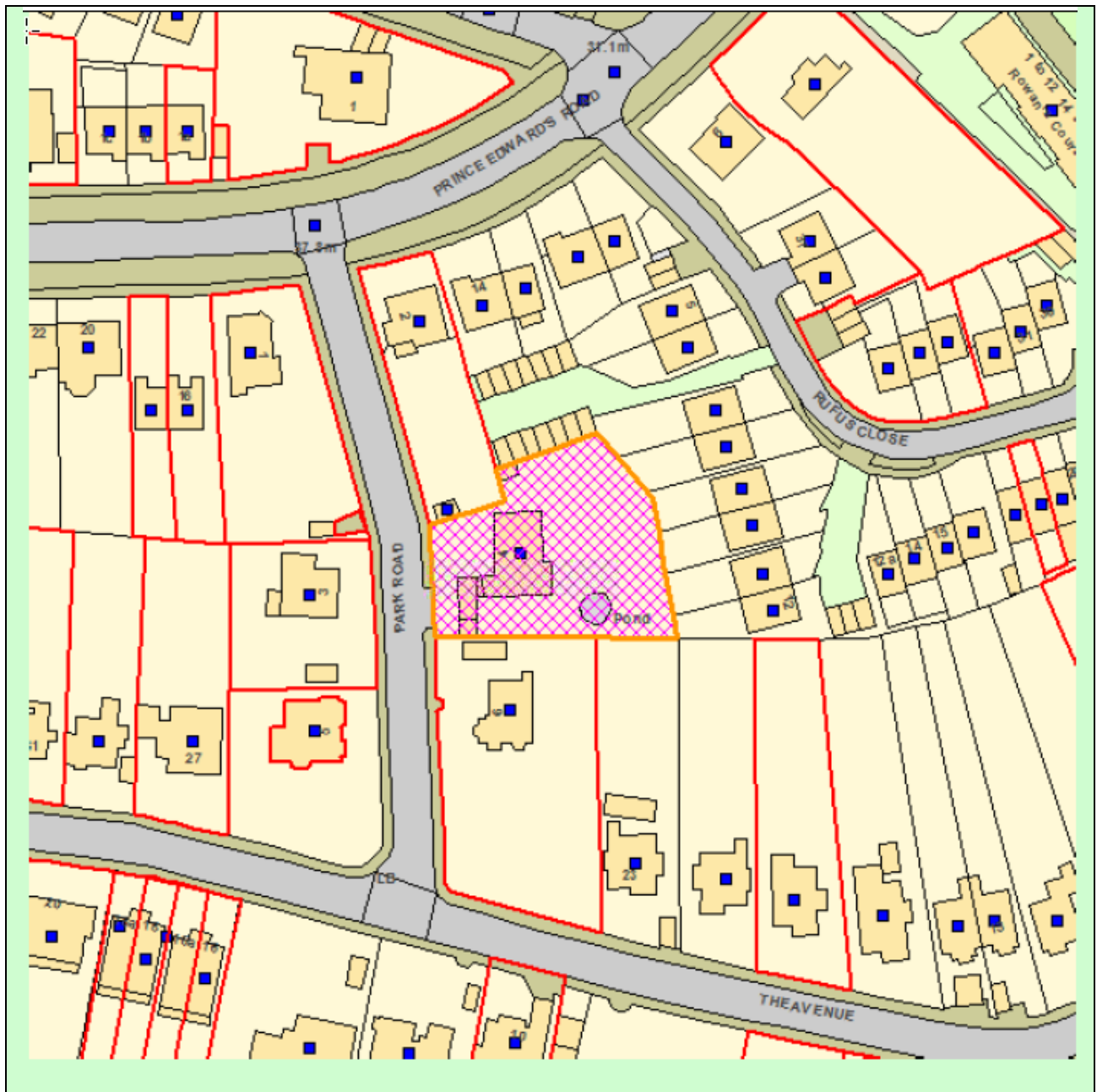
Appendices Appendix 1 - Site Location Map
Appendix 2 – Plans Referred to in Consideration of this Application

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 -	1:500 Block Plan		07.05.2019	Approved
Plans -	Existing East and West Elevations		07.05.2019	Approved
Plans -	Existing Ground Floor		07.05.2019	Approved
Plans -	Existing North and South Elevations		07.05.2019	Approved
Plans -	Existing Roof Plan		07.05.2019	Approved
Plans -	Location Plan		07.05.2019	Approved
Plans -	Proposed East and West Elevations		07.05.2019	Superseded
Plans -	Proposed First Floor Plans		07.05.2019	Approved
Plans -	Proposed North and South Elevations		07.05.2019	Superseded
Plans -	Proposed Roof Plan		07.05.2019	Approved
Plans -	Proposed Sketch Plan		07.05.2019	Superseded
Plans -	Street Scene View		07.05.2019	Superseded
Application Documents -	Design and Access Statement		07.05.2019	Approved
Application Documents -	Heritage Statement		07.05.2019	Approved
Application Documents -	CIL Questions		09.05.2019	Approved
Revised Drawing -	Dimensioned section		28.06.2019	Approved
Revised Drawing -	Section A-A		28.06.2019	Approved
Revised Drawing -	Sketch from Street View		28.06.2019	Approved
Revised Drawing -	South Elevation		28.06.2019	Approved
Revised Drawing -	West Elevation		28.06.2019	Approved

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