

APPLICATION NUMBER:	LW/18/0097		
APPLICANTS NAME(S):	Lewes District Council	PARISH / WARD:	Peacehaven / Peacehaven West
PROPOSAL:	Planning Application for Replacement of existing brown timber windows with new white PVCu, double-glazed units, and the existing brown timber glazed and louvred doors with new GRP Laminated units with double-glazing and metal louvres		
SITE ADDRESS:	109 Sutton Avenue North Peacehaven East Sussex BN10 7QJ		
GRID REF:	TQ 40 01		



1. SITE DESCRIPTION / PROPOSAL

1.1. The application site comprises part of a larger residential building containing flats. It is located within the Peacehaven Planning Boundary but is not subject to any site specific policies.

1.2. This application seeks planning permission to replace the existing brown single glazed timber casement windows to all elevations, resulting in 18 No. windows being replaced. In addition to that, the existing brown timber doors, (including louvered doors) are to be replaced with new GRP Windsor style doors from EJ Group Limited (2 No. glazed doors and 2 No. metal louvered doors). The application is called to Planning Committee as the property is owned by the Lewes District Council.

2. RELEVANT POLICIES

LDLP: – ST03 – Design, Form and Setting of Development

LDLP: – CP11 – Built and Historic Environment & Design

3. PLANNING HISTORY

None

4. REPRESENTATIONS FROM STANDARD CONSULTEES

4.1 **Peacehaven Town Council – No Objection**

5. REPRESENTATIONS FROM LOCAL RESIDENTS

None received.

6. PLANNING CONSIDERATIONS

6.1. The proposed works would replace the existing windows in a like-for like design and fenestration to the property adjacent to it. All new window frame colours will be white to match adjacent properties. The replacement windows would improve the thermal performance of the dwellings, reduce noise pollution for residents, and upgrade general security and living standards. Consequently, there would be no visual impact upon the locality, as well as continuity across the site is to be maintained.

6.2. As such, it is considered the proposals will not have a detrimental impact on the character of the property, and will not unduly impact on the residential amenities of local residents, in accordance with Policies ST3 (Design, Form and Setting of Development) of the Lewes District Local Plan.

7. RECOMMENDATION

In the circumstances, it is recommended that planning permission be granted.

This decision is based on the following submitted plans/documents:

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Location Plan	1 February 2018	GDS817/01

Proposed Block Plan	1 February 2018	GDS817/01
Existing Elevation(s)	1 February 2018	GDS817/02
Proposed Elevation(s)	1 February 2018	GDS817/03