

Report to	Planning Applications Committee
Date	27 June 2018
By	Director of Planning
Local Authority	Lewes District Council
Application Number	SDNP/18/00841/HOUS
Applicant	Mr and Mrs Appleton
Application	Alterations and extension of existing roof to create a partial first floor and roof terrace, alterations to the existing ground floor accommodation and a change in external materials to render and timber cladding
Address	The Poplars Lewes Road Newhaven BN9 9AD

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

Executive Summary

Approval is recommended.

I Site Description

1.1 The application site is occupied by a detached bungalow dwelling with a C-shaped footprint which is understood to have been built in the 1990s. The property is set back from the road and has a double garage and parking area in front. The site is adjacent to Lewes Road Cemetery and is located within the South Downs National Park. It is one of a small number of dwellings sited around the cemetery.

1.2 The plot is reasonably deep and the property has a long back garden. The site is outside of the defined Planning Boundary of Newhaven. The property is not listed or located in a Conservation Area.

1.3 The dwelling has a traditional form utilising pitched and hipped roofs and facing brick walls.

2 Proposal

2.1 The aim of the proposal is to extend the existing building to create a partial first floor, with the rationalisation of the existing ground floor accommodation and rejuvenation of the existing exterior in order to create a more contemporary four bedroom dwelling.

2.2 The existing property has four bedrooms together with the living areas on the ground floor. As part of the proposals the ground floor will be reconfigured with two bedrooms and a games room. At first floor level two bedrooms both with en-suites and dressing rooms are proposed. A roof terrace is proposed off the front bedroom on the first floor.

2.3 The detached garage in front will be converted into an office and it will be re clade in timber and the pitched roof replaced with a mono-pitch roof.

2.4 The proposed development will see all of the pitched and hipped roofs removed from the property and replaced with a modern flat roof including a raised lantern light feature. The first floor element will have a mono-pitch roof with an overhang sheltering the roof terrace to bedroom four. The external walls will be predominantly finished in timber cladding and flint, both of which are natural and traditional materials.

2.5 The converted garage/office will also have its pitched roof removed and replaced with a matching mono-pitch roof, and it will be re-modelled with timber clad external walls.

2.6 External materials and finishes are proposed to include powder coated aluminium doors and window frames; mono-pitch sedum roof with bronze metal edging and frame; flat roof of single ply membrane with metal frame coloured edging; flint, painted render and stained timber cladding to the external walls.

3 Relevant Planning History

None.

4 Consultations

Parish Council Consultee

Objection on the grounds that the proposal is out of keeping with the area and does nothing to enhance the rural surroundings.

5 Representations

5.1 A representation has been received from Grafton, Lewes Road, in support of the application for the following reasons:

- Good design
- Wood cladding will fit in well with the surroundings
- Grass roof is a nice addition

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 Local Plan (2003)** and the following additional plan(s):

- Lewes District Council - The Core Strategy (Local Plan Part 1) 2014
- South Downs National Park Local Plan - Submission 2018
- SDNPA Partnership Management Plan 2014

Other plans considered:

- None

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:

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 Local Plan (2003)** are relevant to this application:

- ST3 - Design, Form and Setting of Development
- RS14 - Extensions In The Countryside

The following policies of the **Lewes District Council - The Core Strategy (Local Plan Part 1) 2014** are relevant to this application:

- CPI0 - Natural Environment and Landscape
- CPI1 - Built and Historic Environment and Design

The following policies of the **South Downs National Park Local Plan - Submission 2018** are relevant to this application:

- Strategic Policy SD5 - Design
- Development Management Policy SD31 - Extensions to existing dwellings, and provision of annexes and outbuildings

The following policies of the **SDNPA Partnership Management Plan 2014** are relevant to this application:

- General Policy 50

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

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 26th September to 21st November 2017, and the responses considered by the Authority. The Plan 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 216 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication. Based on the current stage of preparation, and given the relative age of the **saved policies within the Lewes District Local Plan (2003)**, the policies within the **Submission South Downs Local Plan (2018)** are currently afforded **considerable** weight, depending on the level of objection received on individual policies.

The following policies are of particular relevance to this case:

- Strategic Policy SD5 - Design
- Development Management Policy SD31 - Extensions to existing dwellings, and provision of annexes and outbuildings

8 Planning Assessment

8.1 The main considerations in the determination of the application include the design and appearance of the proposed extension, and the impact on neighbour amenity.

8.2 The objection from Newhaven Town Council and the letter in support of the proposals from the immediate neighbour of the application site are acknowledged and have been taken into consideration.

PRINCIPLE AND DESIGN

8.3 The footprint of the dwelling and garage, and their siting within the plot, will remain as existing, and despite the additional floor area provided by the first floor accommodation, the removal of the pitched roofs to the property will reduce the massing and height at first floor level resulting in a low profile building that will not be unduly dominant or excessively enlarged.

8.4 The flat and mono-pitch roof and design detailing is considered to be modern and innovative whilst retaining a traditional element through use of natural materials that are employed historically in buildings within the South Downs National Park.

8.5 The visual impact of the development from outside the application site will be relatively understated, although the dwelling is visible from within the adjoining cemetery.

AMENITY

8.6 There are no immediate neighbouring homes to the application site except for Grafton. A letter of support has been received from this property. Grafton is some distance from the application site and it is noted that the design of the scheme is such that habitable room windows, outlook and roof terraces are generally directed southwards across the adjoining cemetery. For these reasons it is not considered that the proposals will overlook or overshadow neighbouring properties or have a significant adverse impact on residential amenity.

9 Conclusion

9.1 In view of the above approval is recommended.

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. No development shall take place until details of the external materials and finishes of the development hereby permitted, to include (but not be limited to) samples and product information, have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details and retained as such thereafter, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the locality in accordance with retained policies ST3 and RES14 and Core Policies 10 and 11 of the Lewes District Local Plan Part One: Joint Core Strategy; policies SD5 and SD31 of the South Downs National Park Local Plan Submission Version 2018; and having regard to National Planning Guidance contained in the National Planning Policy Framework 2012.

2. No development shall take place until details of the hard and soft landscaping associated with the development hereby permitted have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details and retained as such thereafter, unless otherwise agreed in writing by the local planning authority. All hard surfaces should be either permeable materials to allow for natural soakage of surface water into the land or direct surface run-off to soakaways within the application site.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the locality as well as managing and mitigating flood risk, in accordance with retained policy ST3 and Core Policies 10, 11 and 12 of the Lewes District Local Plan Part One: Joint Core Strategy; policies SD5 and SD31 of the South Downs National Park Local Plan Submission Version 2018; and having regard to National Planning Guidance contained in the National Planning Policy Framework 2012.

3. No development shall be carried out until a Construction Traffic Management Scheme has been submitted to and approved by the Local Planning Authority. This shall include details of the locations for the parking of contractors' and delivery vehicles, and the locations for the stationing of plant/machinery and materials clear of the public highway, and provision for wheel-washing facilities within the application site.

Reason: In the interests of highway safety having regard to retained retained policy ST3 and Core Policies 11 and 13 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

4. Notwithstanding the provisions of the Town and Country (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no development as described in Schedule 2, Part 1, Classes A (with the exception of replacement of existing windows/doors) B or C, other than hereby permitted, shall

be undertaken unless the Local Planning Authority otherwise agrees in writing in an application on that behalf.

Reason: Further extensions, alterations and a more intensive development of the site would be likely to adversely affect the appearance and character of the development, the wider South Downs National Park landscape, and neighbour amenity, having regard to retained policies ST3 and RES14 and Core Policies 10 and 11 of the Lewes District Local Plan Part One: Joint Core Strategy; policies SD5 and SD31 of the South Downs National Park Local Plan Submission Version 2018; and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

5. Construction work and deliveries in association with the development hereby permitted shall be restricted to between the hours of 0800 and 1800 Mondays to Fridays and from 0830 until 1300 on Saturdays. No works in association with the development hereby permitted shall be carried out at any time on Sundays or on Bank/Statutory Holidays.

Reason: In the interests of the residential amenities of the neighbours having regard to retained policy ST3 and Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

6. Notwithstanding the provisions of the Town and Country (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or other openings, other than hereby permitted, shall be constructed at first floor level (or above) on the north-facing flank elevation of the dwelling unless the Local Planning Authority otherwise agrees in writing in an application on that behalf.

Reason: In the interests of safeguarding neighbour privacy and amenity, having regard to retained policies ST3 and RES13 and Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

7. The narrow windows at first floor level on the north facing flank elevation of the development hereby permitted shall be obscure glazed [to a minimum privacy level rating of 3] and retained as such thereafter.

Reason: To protect the privacy and residential amenity of the neighbouring property having regard to retained Policies ST3, RES13 and CPI1 of the Lewes District Local Plan Part One: Joint Core Strategy and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

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.

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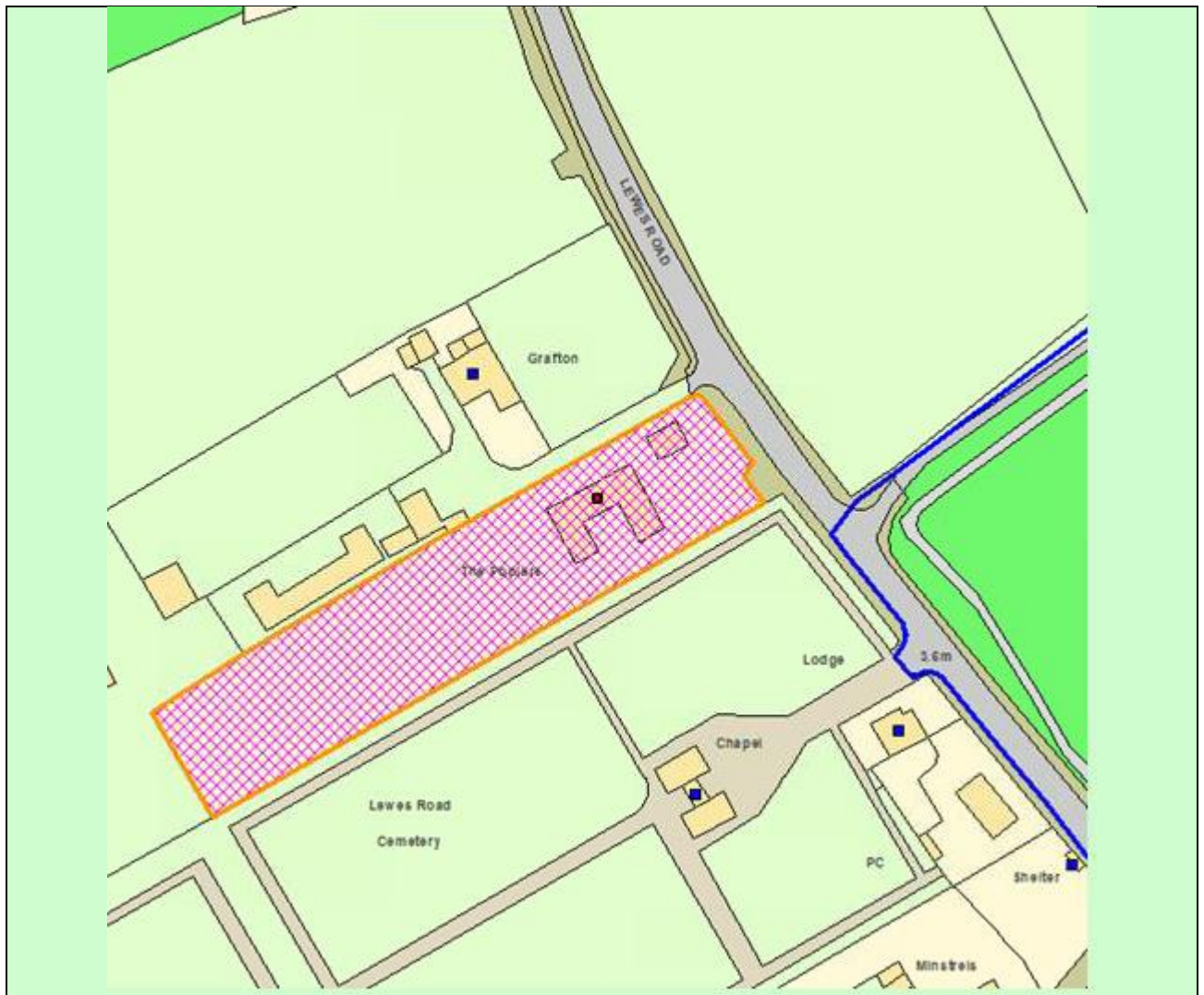
Appendices Appendix 1 - Site Location Map
 Appendix 2 – Plans Referred to in Consideration of this Application

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 PLAN	I683-P-I01		13.02.2018	Approved
Plans - BLOCK PLAN	I683-P-I02		13.02.2018	Approved
Plans - EXISTING SITE PLAN	I683-P-I03		13.02.2018	Approved
Plans - EXISTING GROUND FLOOR PLAN	I683-P-I04		13.02.2018	Approved
Plans - EXISTING ELEVATIONS	I683-P-I05		13.02.2018	Approved
Plans - EXISTING SECTIONS	I683-P-I06		13.02.2018	Approved
Plans - EXISTING ELEVATIONS	I683-P-I07		13.02.2018	Approved
Plans - PROPOSED SITE PLAN	I683-P-I08		13.02.2018	Approved
Plans - PROPOSED GROUND FLOOR PLAN	I683-P-I09		13.02.2018	Approved
Plans - PROPOSED FIRST FLOOR PLAN	I683-P-I10		13.02.2018	Approved
Plans - PROPOSED NORTHEAST ELEVATION	I683-P-I11		13.02.2018	Approved
Plans - PROPOSED SOUTHEAST ELEVATION	I683-P-I12		13.02.2018	Approved
Plans - PROPOSED SOUTHWEST ELEVATION	I683-P-I13		13.02.2018	Approved
Plans - PROPOSED NORTHWEST ELEVATION	I683-P-I14		13.02.2018	Approved
Plans - PROPOSED SECTIONS	I683-P-I15		13.02.2018	Approved
Plans - PROPOSED SECTION	I683-P-I16		13.02.2018	Approved
Plans - SKETCH VIEW 1	I683-P-I18		13.02.2018	Approved
Plans - SKETCH VIEW 2	I683-P-I19		13.02.2018	Approved
Plans - PROPOSED GARAGE ELEVATIONS	I683-P-I20		13.02.2018	Approved
Application Documents - DESIGN & ACCESS STATEMENT			13.02.2018	Approved

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