

Report to **Planning Applications Committee**  
Date **29 August 2018**  
By **Director of Planning**  
Local Authority **Lewes District Council**  
Application Number **SDNP/18/00908/FUL**  
Applicant **Lewes District Council**  
Application **Three storey rear extension to existing external courtyard to provide additional bathrooms, communal internal stair and hallway, internal and external alterations to convert existing six 1 bed flats in original house to six 2 bed flats, replacement of all existing windows in original house with double glazed windows, external works including new railings.**  
Address **Saxonbury  
Juggs Road  
Lewes  
BN7 3PN**

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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**

The application is recommended for approval. It proposes the erection of a rear three storey extension in the void between two existing wings, facing onto Juggs Road. It is considered that the extension is well designed and respects the character and appearance of the existing building. It does not increase the number of units within the property but improves the layout and circulation spaces internally. The scale and form of the building will remain as existing and conserve the character of the area and the National Park.

### **1 Site Description**

1.1 Saxonbury House is set within a 0.24ha site on the southern side of Juggs Road. A late Victorian dwelling, it is located adjacent to but outside of the defined settlement boundary. The site is within an archaeological notification area and the dwelling itself is surrounded by a Scheduled Ancient Monument (SAM), an Anglo- Saxon burial ground.

1.2 The house itself is an imposing late Victorian property three bays wide with its original main façade facing south onto the Kingston Road. The house was altered and extended in the early 1990's with two prominent wings added to the north elevation. A car parking area has also been created to the east of the house, within the Scheduled Ancient Monument (SAM).

### **2 Proposal**

2.1 This application is seeking approval for the construction of a three storey rear infill extension on the north elevation, together with new railings and alterations to the building including new fenestration in places. A new ramp and stairs to provide access from the car park

are included within a separate application which has been submitted for improvement works and expansion of the car park together with bin and cycle store. As this part of the site lies within the SAM an application for Scheduled Ancient Monument Consent is required. Therefore, this application does not include any provision for car parking, cycle or bin storage.

2.1 This application is being presented to the Planning Applications Committee as the applicant is Lewes District Council.

### **3 Relevant Planning History**

3.1 There is no recent planning history relevant to the consideration of the proposal.

### **4 Consultations**

#### **4.1 Lewes Town Council**

4.2 Whilst members welcome the increase of housing availability they regret the loss of the original stained glass windows and would encourage the use of secondary units in any improvement. The Committee considers that social housing should be the priority, and Members OBJECT to the application as it stands and ask Cllr Catlin to call this application in for scrutiny by Committee.

**4.3 ESCC - County Archaeologist** - No objection subject to conditions.

**4.4 LE - Environmental Health** - Comments awaited.

**4.5 Ancient Monuments Society** - Comments awaited.

#### **4.6 Historic England**

4.7 You should advise the applicant that any works within, or additions to, the scheduled monument would require a prior application for Scheduled Monument Consent, in addition to planning permission. An SMC application should be supported by detailed construction designs which confirm a 'no-dig' installation method for any new railings, walls, steps or ramps within the scheduled monument.

4.8 We do not object to the principle of the development on heritage grounds. However we recommend that you defer determining this planning application until an application for Scheduled Monument Consent has been submitted for determination. This would avoid conflicting conditions being attached to the Consent and planning permission, and avoid potential confusion at a later date.

4.9 You should consult your own archaeological advisors at East Sussex County Council with regard to the development's impact on non-designated remains and how this harm may best be avoided, minimised or mitigated.

4.10 The applicant or their agent may apply for Scheduled Monument Consent to Historic England; we encourage requesting pre-application advice in advance of a formal application.

4.11 (Full comments on-line)

### **5 Representations**

5.1 One objection received - further extension would unbalance the property, there should be no increase in traffic along Juggs Road, does parking meet ESCC guidelines, no passing spaces, inadequate width of access, will spaces be allocated - concern over lack of provision for new residents.

5.2 Friends of Lewes welcome the proposal to renovate and extend this long-empty building to provide residential accommodation. It hopes Lewes District Council will be making appropriate provision elsewhere for providing accommodation for the people they used to place there.

## 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
- SDNPA Partnership Management Plan 2014
- South Downs National Park Local Plan - Submission 2018

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

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

- CPI1 - Built and Historic Environment and Design

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

- General Policy 9

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

#### 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 9

#### 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, 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 existing building is a rather imposing property constructed from red brick with tile hanging at the upper levels, with stone windows on the twin front projecting gables, with a strong roof line and dominant chimney. The building was extended on the 1990's with two matching wings to the rear elevation fronting onto Juggs Road. The use of brick and decorative tile hanging was continued on these wings. The gap between the wings accommodates a metal fire escape with a covered link bridge at second floor level.

8.2 The proposal is to remove this staircase and to infill the void between the two wings with a three storey extension. It will match the strong gable wings, with timber tracery in the roof gable, and tiles and brick below. Its ridge will be slightly higher than that of the two existing wings, but this will add to the interest at roof level. All other materials and detailing will match that of the existing building. The extension will only accommodate half the depth of the recess and be set back behind the north elevations of the two wings. The proposed rooflights, of which there will be 7 new, will sit comfortably within the roofspace and will not detract from the buildings appearance.

8.3 In terms of the extensions overall design and appearance, it is considered to respect the character and appearance of the main building and will enhance the overall appearance when viewed from Juggs Road.

8.4 A number of other alterations will be made to the building which will impact on its external appearance. On the east elevation, a new first floor window will be added and a ground floor casement window altered to French doors, together with the insertion of a further pair of French doors. On the west elevation two pairs of French doors will be installed and two existing windows altered. On the south (main) elevation the main entrance doors will be widened and the arch maintained. These alterations are required to improve the internal layout of the building in terms of accessibility and natural light.

8.5 On the south and east elevations low metal railings will be installed as a safety measures where the ground drops away to the surrounding garden/amenity area.

8.6 The proposed works will not alter the number of units within the building which will remain at 12.

8.7 The comments from the Town Council have been noted. However, as planning permission is not required for the alterations to the glazing within the windows this is not something that can be controlled. Where possible, any stained glass windows that are removed will be used elsewhere in the building. With regards to the point concerning social housing, as the use of the building is not changing, there is no control over whether the property is used for social or general needs housing.

8.8 Historic England has confirmed that they have no objection in principle. Whilst originally recommending deferring any decision until SMC was issued they have agreed that with the amended site plan the works currently proposed under this application can take place without the need for SMC as the site is outside of the defined monument.

8.9 Overall the works are considered acceptable and will bring about an enhancement to the appearance and way that the building is able to function. It is not considered that the proposed works would detrimentally impact on the wider surroundings, public amenity or the wider public realm. Neither would it have a negative impact on the purposes of the SDNP.

## **9 Conclusion**

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. 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

3. No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. A written record of any archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework

4. Before any works hereby permitted are begun, details of the foundations, piling configurations, drainage and services, to include a detailed design and method statement, shall be submitted to and approved in writing by the Local Planning Authority, such details to show, where necessary, the preservation of surviving archaeological remains which are to remain in situ

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework

5. The development hereby approved shall be finished in external materials to match those used in the existing building.

Reason: To ensure a satisfactory development in keeping with the locality having regard to Policy ST3 of the Lewes District Local Plan 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**

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

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Appendices

Appendix 1 - Site Location Map

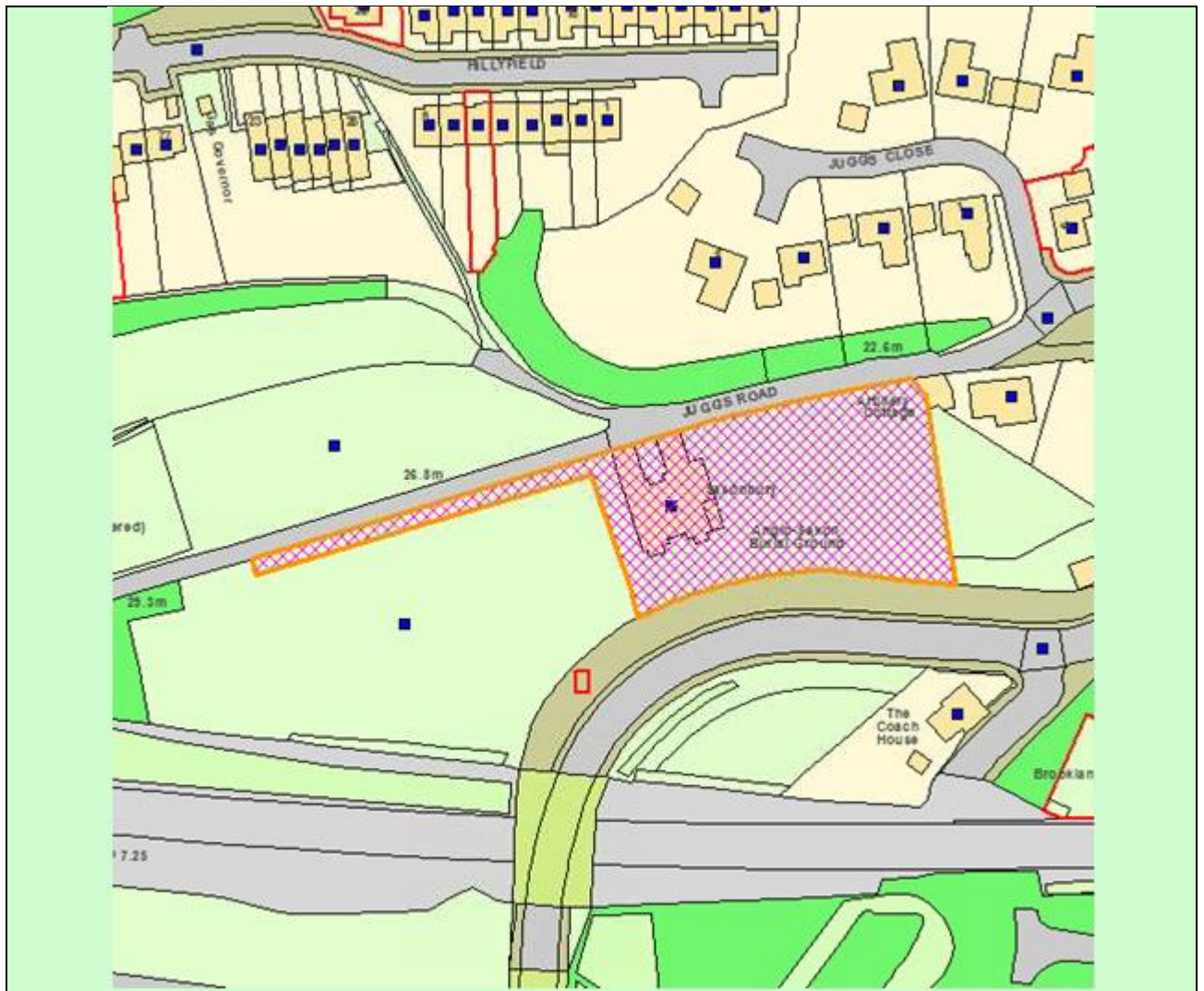
Appendix 2 – Plans Referred to in Consideration of this Application

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
Application Documents - NOISE IMPACT ASSESSMENT			15.02.2018	Approved
Application Documents - HERITAGE STATEMENT			23.03.2018	Approved
Plans - LOCATION PLAN - HOUSE	0016-LOC-H-Rec C		31.07.2018	Approved
Plans - EXISTING GROUND FLOOR PLAN	01C		23.03.2018	Approved
Plans - EXISTING FIRST FLOOR PLAN	02C		23.03.2018	Approved
Plans - EXISTING SECOND FLOOR PLAN	03C		23.03.2018	Approved
Plans - EXISTING NORTH ELEVATION	04C		23.03.2018	Approved
Plans - EXISTING SOUTH ELEVATION	05C		23.03.2018	Approved
Plans - EXISTING EAST ELEVATION	06C		23.03.2018	Approved
Plans -	07C		23.03.2018	Approved
Plans - EXISTING WEST ELEVATION	08C		23.03.2018	Approved
Plans - EXISTING NORTH COURTYARD ELEVATION	09C		23.03.2018	Approved
Plans - EXISTING SOUTH COURTYARD ELEVATION	10C		23.03.2018	Approved
Plans - PROPOSED GRD FLOOR PLAN	11C		23.03.2018	Approved
Plans - PROPOSED FIRST FLOOR PLAN	12C		23.03.2018	Approved
Plans - PROPOSED SECOND FLOOR PLAN	13C		23.03.2018	Approved
Plans - PROPOSED ROOF PLAN	14C		23.03.2018	Approved
Plans - PROPOSED SOUTH ELEVATION	15C		23.03.2018	Approved
Plans - PROPOSED EAST ELEVATION	16C		23.03.2018	Approved
Plans - PROPOSED NORTH ELEVATION	17C		23.03.2018	Approved
Plans - PROPOSED WEST ELEVATION	18C		23.03.2018	Approved
Plans - PROPOSED NORTH CTYD ELEVATION	19C		23.03.2018	Approved
Plans - PROPOSED SOUTH CTYD ELEVATION	20C		23.03.2018	Approved

Plans - BLOCK PLAN - HOUSE	21C		31.07.2018	Approved
Plans - REFUSE STORE	22B		23.03.2018	Approved
Plans - CYCLE STORE	23B		23.03.2018	Approved
Plans - LOCATION PLAN-CAR PARK	LOC-P B		23.03.2018	Approved
Plans - BLOCK PLAN - PARKING	24A		23.03.2018	Approved

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