

<b>APPLICATION NUMBER:</b>	LW/17/0450	<b>ITEM NUMBER:</b>	<b>9</b>
<b>APPLICANTS NAME(S):</b>	Lewes District Council	<b>PARISH / WARD:</b>	Newhaven / Newhaven Valley
<b>PROPOSAL:</b>	Planning Application for Replacement of existing glazed frontage with new window system and addition of air conditioning unit to gable elevation		
<b>SITE ADDRESS:</b>	Sites Of 13 To 19 Chapel Street Newhaven East Sussex		
<b>GRID REF:</b>	TQ 44 01		



## 1. SITE DESCRIPTION / PROPOSAL

- 1.1 The application properties are three vacant retail units located on the west side of Chapel Street within a pedestrianized area. The proposal is for the replacement of the existing glazed frontage to the east elevation with a new window system and addition of air conditioning unit to gable (north) elevation.

## 2. RELEVANT POLICIES

**LDLP: ST3**

## 3. PLANNING HISTORY

**P/72/0069** - Proposed temporary car parks. Approved by ESCC. Temporary Permission Expires 30/06/1973. - **Approved**

**LW/78/0308** - Outline for redevelopment for shops, offices, community facilities, public conveniences, car park, access roads and pedestrian areas. Former Jolly Sailor to be retained. – **Approved**

**LW/79/0673** - Amendment to Reserved Matters (LW/78/0308) approved at reference LW/78/1324DP for a block of shops and offices. - **Approved**

**LW/78/0792** - Construction of roads and footpaths to serve shops, offices and car park development. – **Approved**

**LW/78/1324** - Approval of Reserved Matters (LW/78/0308) Construction of shops, offices, car park, public conveniences. - **Approved**

**LW/15/0005** - West bank improvement -

## 4. REPRESENTATIONS FROM STANDARD CONSULTEES

### **Environmental Health**

- 4.1 Considering the nature of the development proposed no comment to make in relation to land contamination.

### **Newhaven Town Council**

- 4.2 No comment

## 5. REPRESENTATIONS FROM LOCAL RESIDENTS

- 5.1 None received.

## 6. PLANNING CONSIDERATIONS

6.1 It is proposed to alter the frontages of the three vacant units. The existing frontages are glazed and it is proposed to replace these with new frontages which are a mixture of glazing, infill panels and high level louvres. The existing frontages are tired in appearance and it is considered that the works will improve the appearance of the units and the wider streetscene.

6.2 It is also proposed to install an air-conditioning unit to the north elevation. It is not considered that the installation of the unit will impact on either the appearance of the north elevation or the amenity of the surrounding area.

6.3 No objections have been received from the neighbouring properties.

6.4 It is considered the proposal will not have a detrimental impact on the appearance of the properties or the surrounding area, in accordance with Policy ST3 (Design, Form and Setting of Development) of the Lewes District Local Plan.

6.5 It is recommended that planning permission be granted.

## 7. RECOMMENDATION

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	23 May 2017	17937/PA/001
Proposed Block Plan	23 May 2017	17937/PA/001
Existing Floor Plan(s)	23 May 2017	17937/PA/005
Existing Elevation(s)	23 May 2017	17937/PA/005
Proposed Floor Plan(s)	23 May 2017	17937/PA/006
Proposed Elevation(s)	23 May 2017	17937/PA/006
Proposed Elevation(s)	23 May 2017	17937/PA/007
Photographs	23 May 2017	17937/PA/007
Additional Documents	23 May 2017	AIR CON REPORT