

# Lewes District Council Planning Applications Committee

8th January 2025



Working in Partnership



# LW/24/0214

## 18 Anchor Field, Ringmer

Erection of two-storey dwelling and rear extensions to existing dwelling



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# Site Location Plan

Within the planning boundary, Flood Zone 1, Landfill 250m buffer zone, Not within Area of Established Character or Conservation Area.



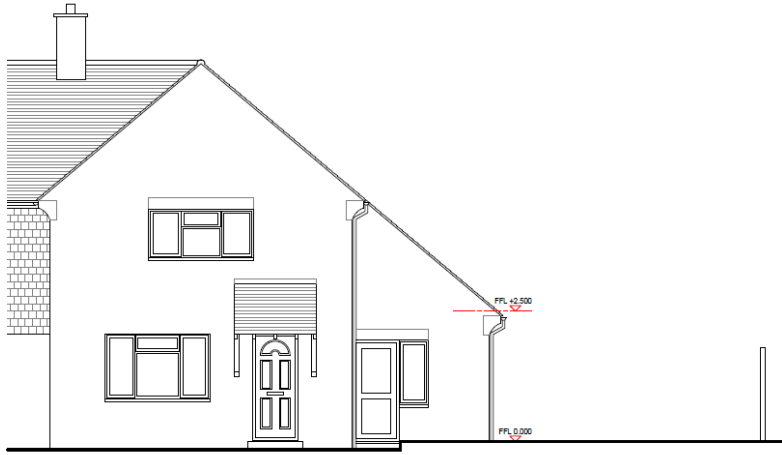
# Aerial View of Application Site



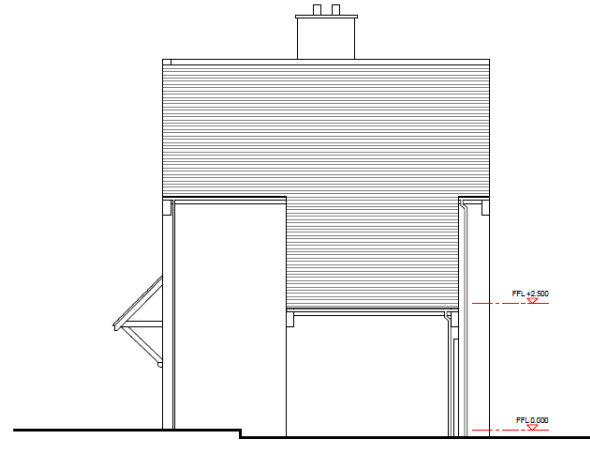
# Proposed Block Plan (further revised scheme November 2024)



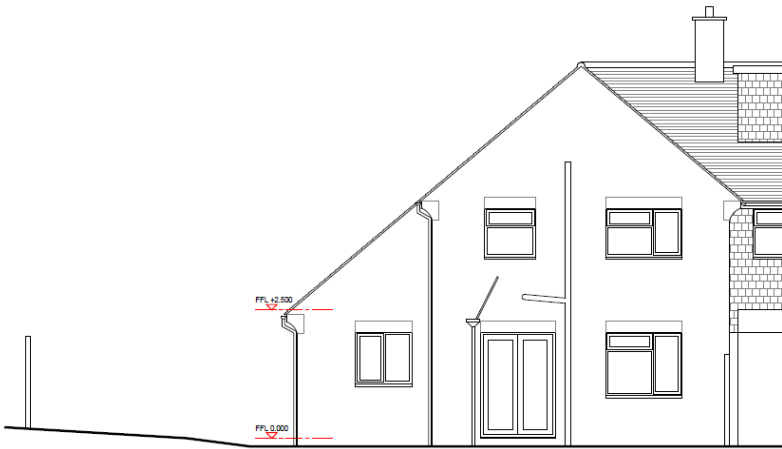
# Existing Elevations



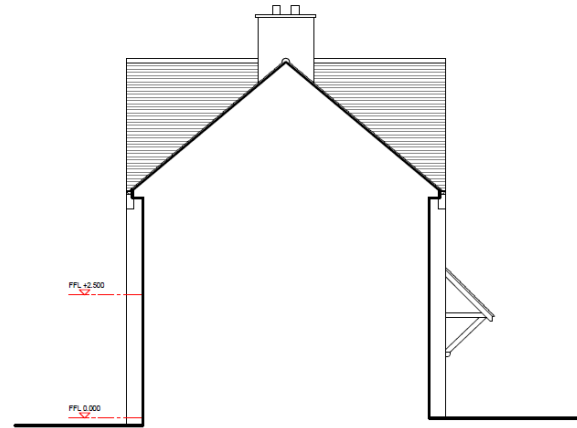
North East Elevation (Front)  
1:100



North West Elevation (Side)  
1:100



South West Elevation (Rear)  
1:100

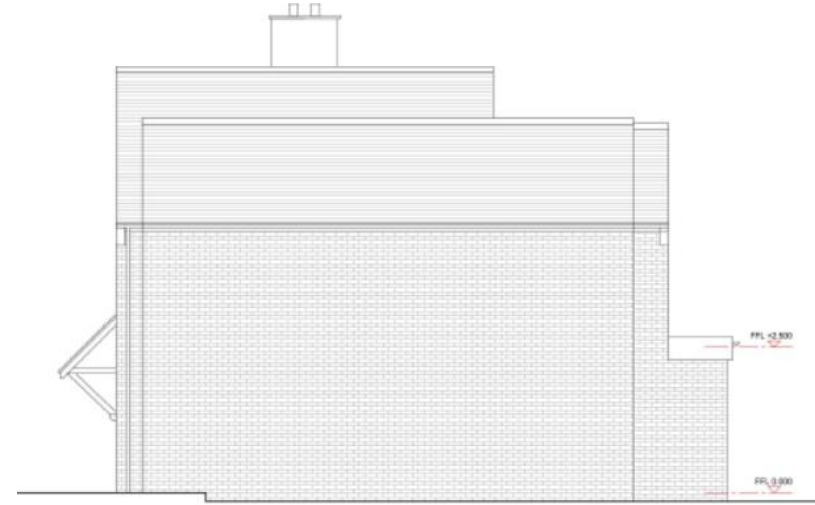


South East Elevation (Side)  
1:100

# Proposed Elevations



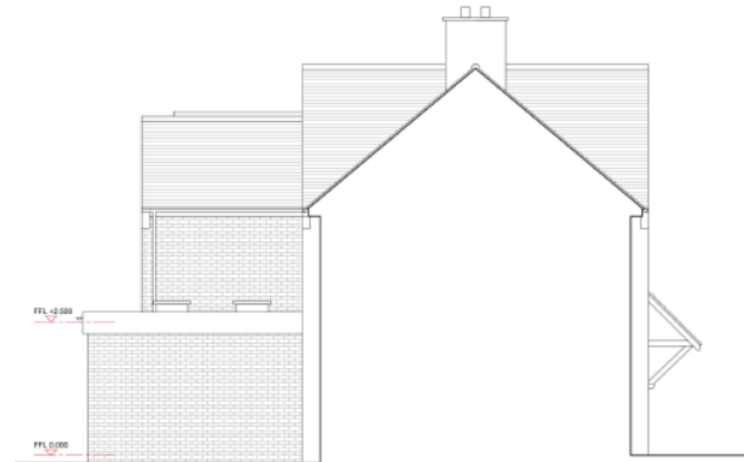
North East Elevation (Front)



North West Elevation (Side)  
1:100

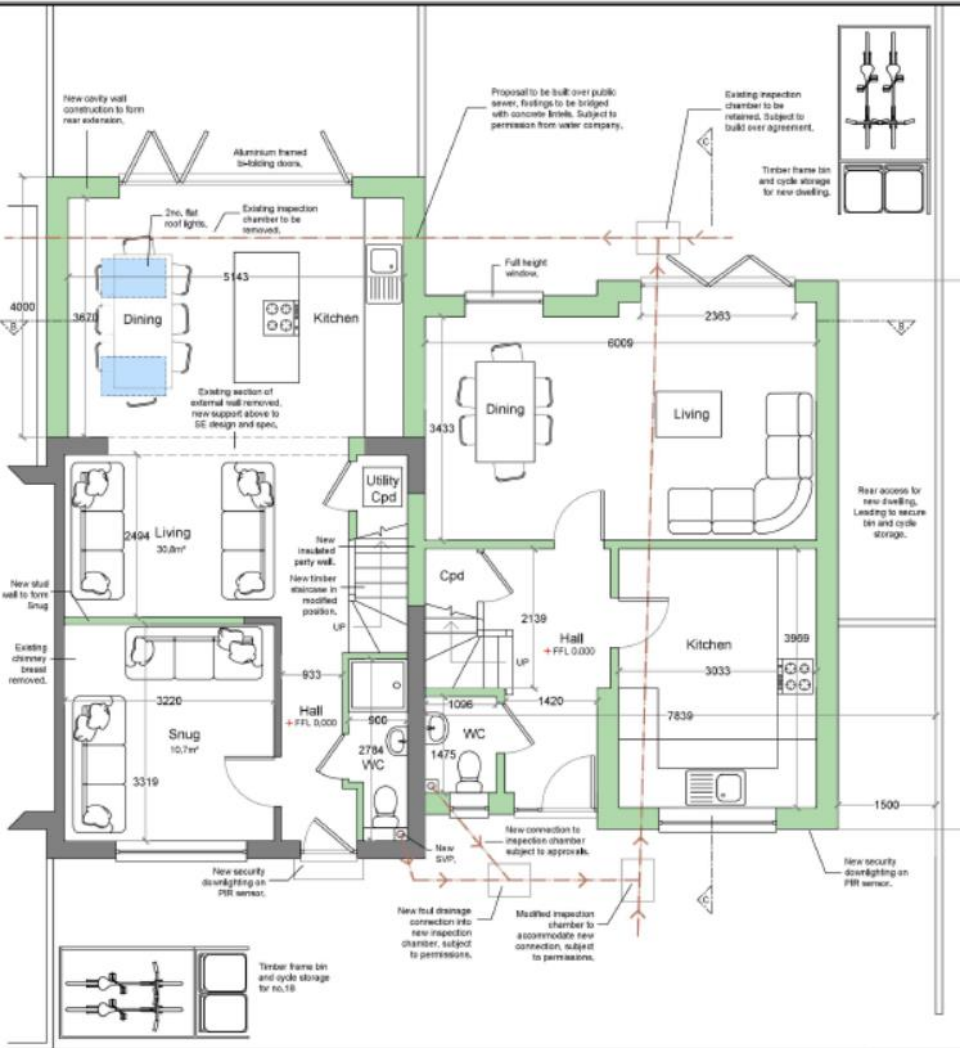
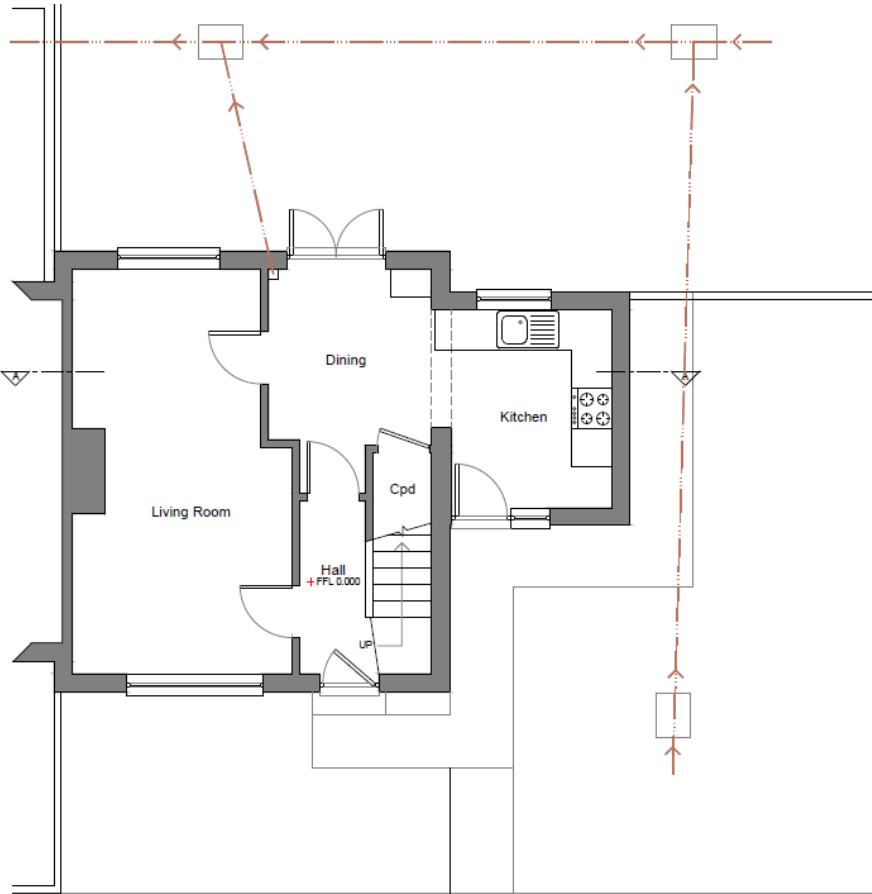


South West Elevation (Rear)  
1:100



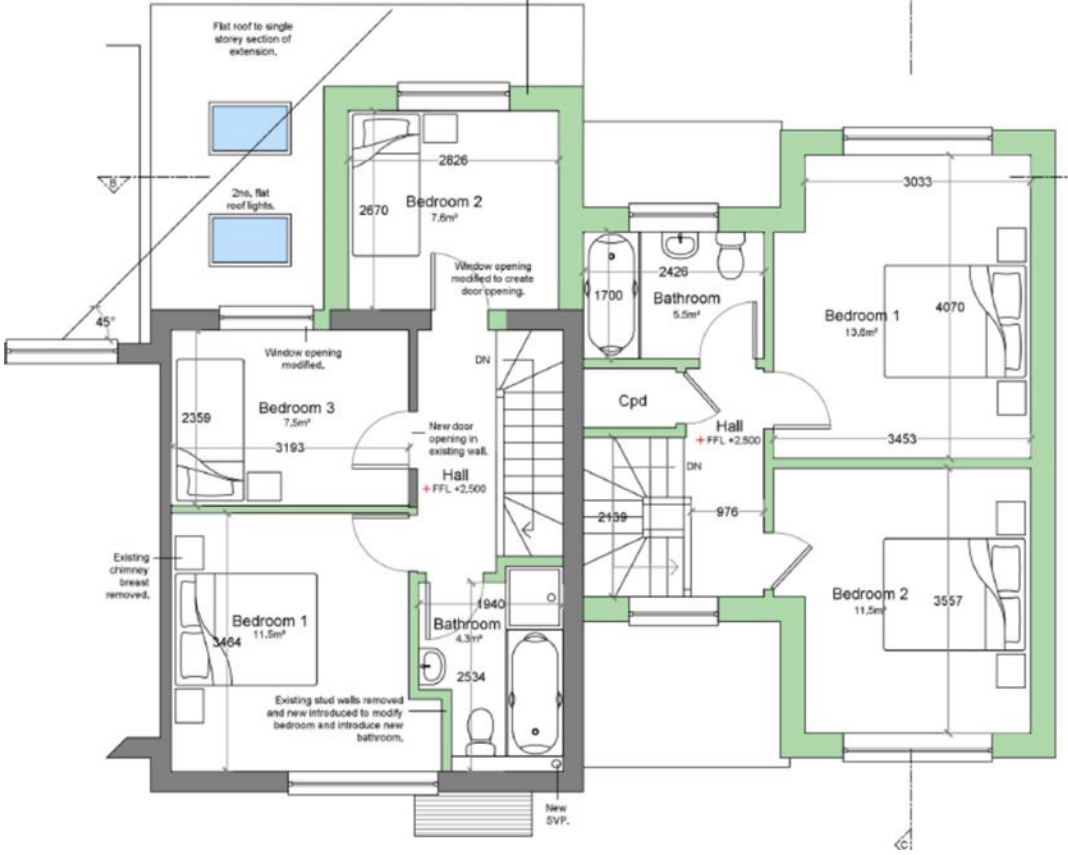
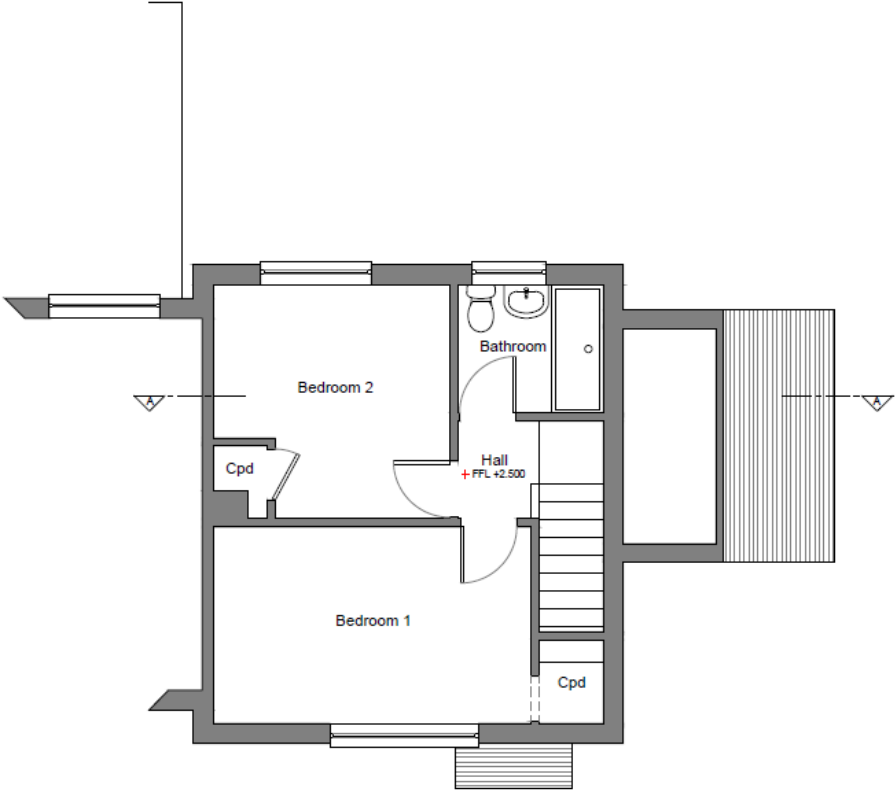
South East Elevation (Side)  
1:100

# Existing and Proposed Ground Floor Plans

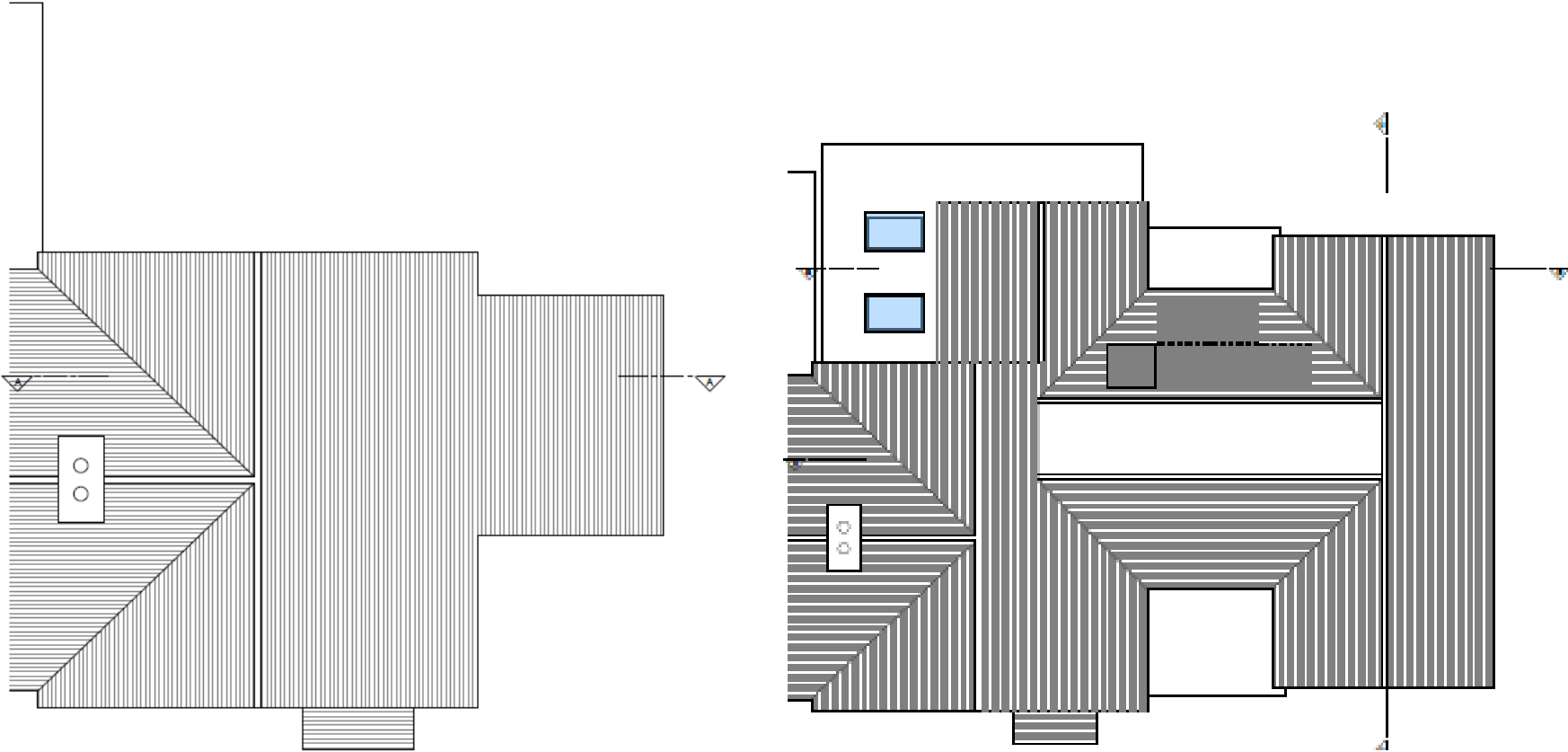




# Existing and Proposed First Floor Plans



# Existing and Proposed Roof plans



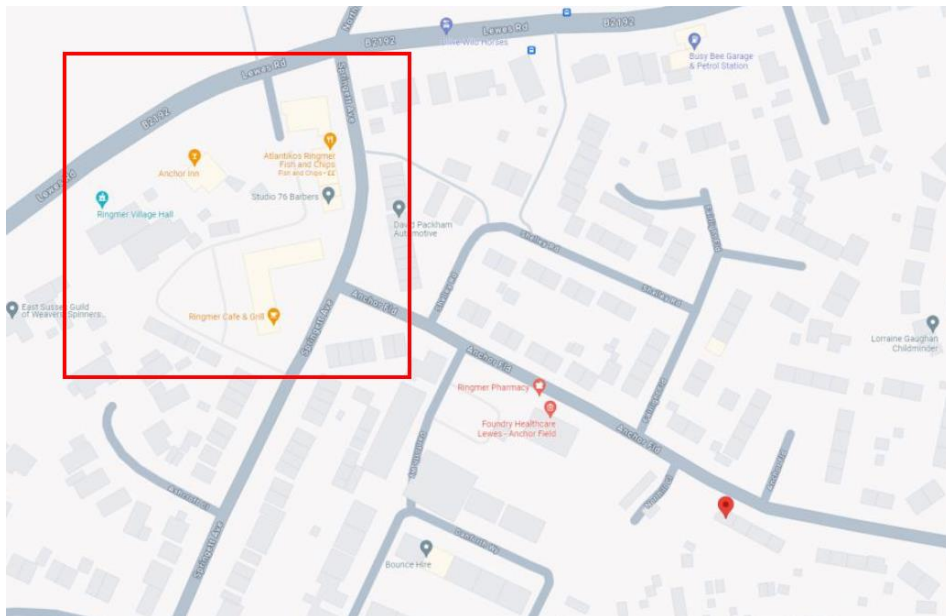
# Site photographs – slide 1



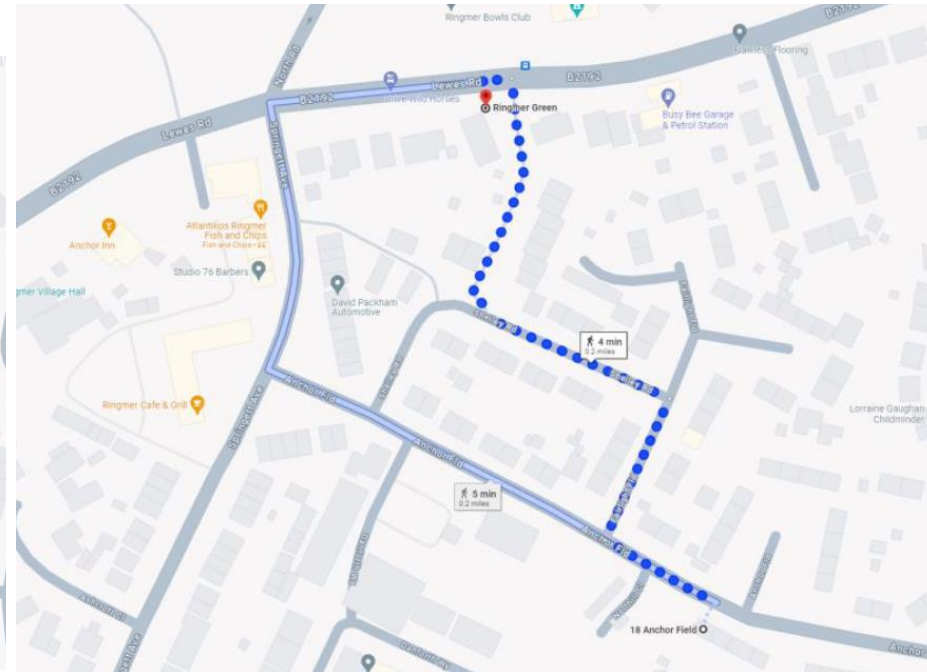
# Site photographs – slide 2



# Sustainability of location



Proximity to local shops and amenities –  
approx. 150m (3 mins walk)  
(area includes Morrisons, Post Office, Bakery,  
Butchers, Pub, Takeaways, Barbers, Pharmacy)



Proximity to Ringmer Green bus stops  
approx. 200m (4mins walk)  
Very frequent services to Eastbourne,  
Lewes, Brighton and Tunbridge Wells.

# Parking survey

## **Parking beat survey:**

Undertaken in the very early morning when demand is at its highest (based on methodology set out in ESCC Guidance March 2024). No parking controls in the area, therefore based on cars parked on 1 side of the roads surveyed. ESCC Highways confirmed the survey is sufficient. Based on 2 additional cars parking on the street (excluding the 1 space created via kerb re-instatement).

## **Findings:**

For Anchor Field, the existing average stress is 21.7%, adding the development demand of 2 spaces increases the stress to 28.3%. For the whole survey area, stress was 31.4%, where adding the demand of two spaces increases stress to 32.8%. Above 85% stress is generally considered unacceptable in planning terms.



# Summary

- Existing 1 on-site parking space replaced with on street – drop kerb to be removed, parking survey submitted to show no unacceptable levels of stress caused
- Inside the planning boundary in a sustainable location
- Minimal overlooking, overshadowing and loss of light caused
- Rhythm of street would not be harmed, due to mix of houses and similar but subservient appearance to terrace
- Provision of 1 new dwelling given increased weight, as the Council can no longer demonstrate a five-year housing supply
- The application is recommended approval subject to conditions

# LW/24/0702

## Valley Ct, Valley Road, Newhaven

Replacement fenestration at all elevations



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# Valley Ct - Site Location Plan



# Existing Elevations – North West and North East



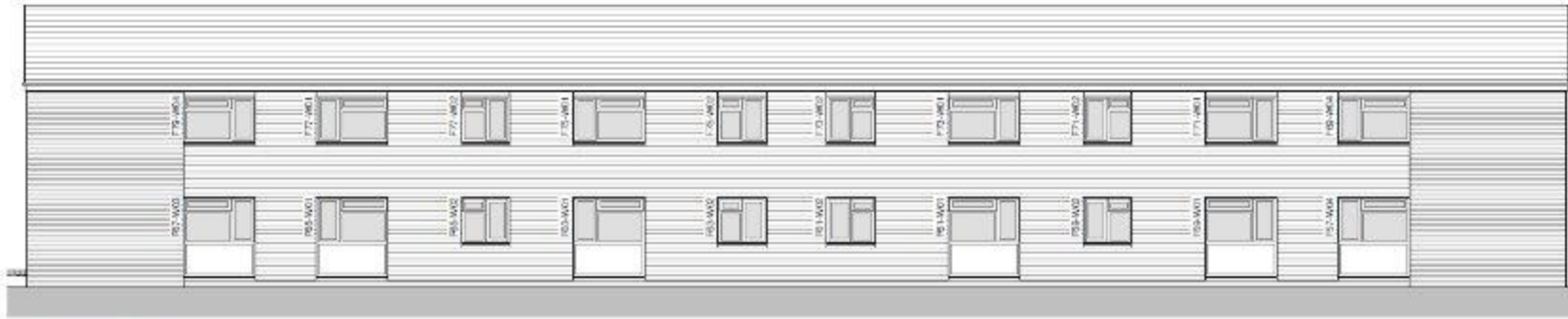
NORTH WEST (SIDE) ELEVATION 1:100



NORTH EAST (SIDE) ELEVATION 1:100



# Existing Elevations – South West and South East

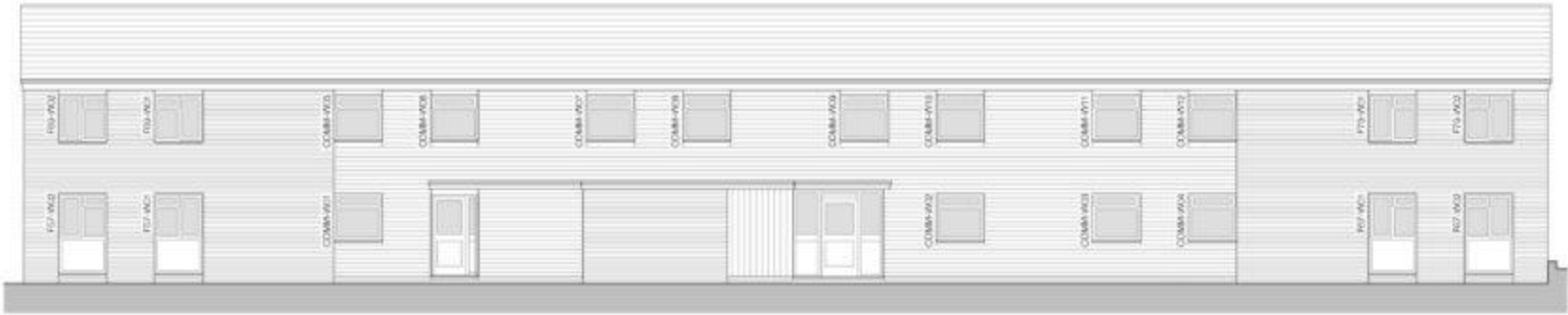


SOUTH EAST (REAR) ELEVATION 1:100



SOUTH WEST (SIDE) ELEVATION 1:100

# Proposed Elevations – North West and North East



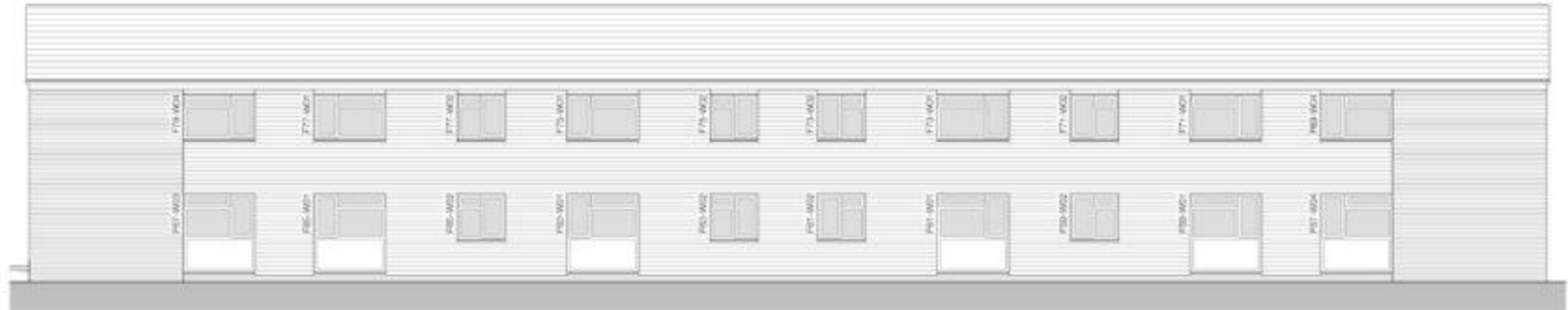
NORTH WEST FRONT ELEVATION 1:100



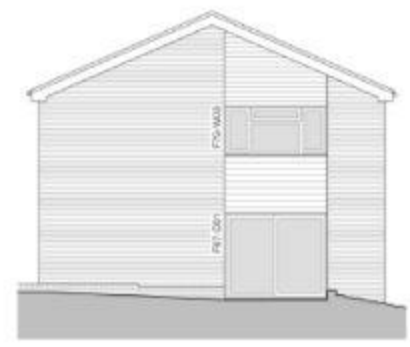
NORTH EAST (SIDE) ELEVATION 1:100



# Proposed Elevations – South East and South West

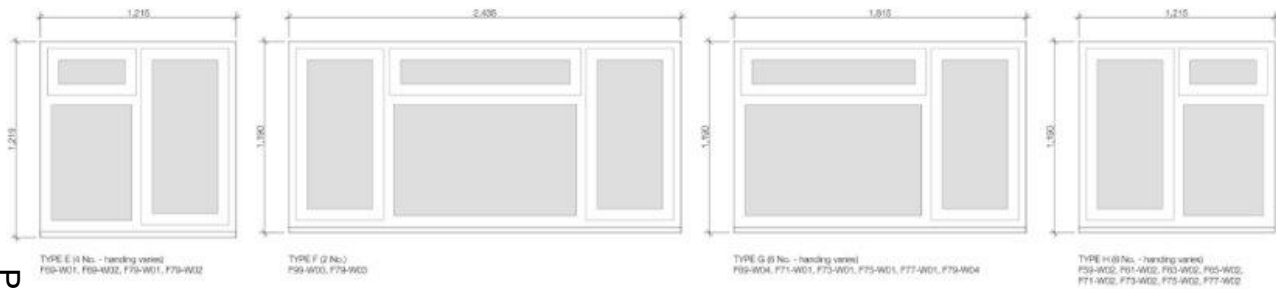


SOUTH EAST (REAR) ELEVATION 1:100

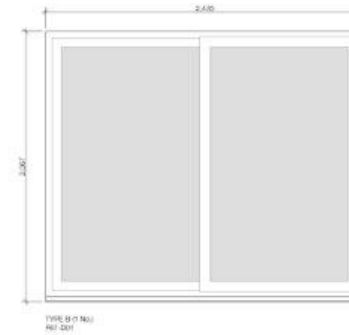
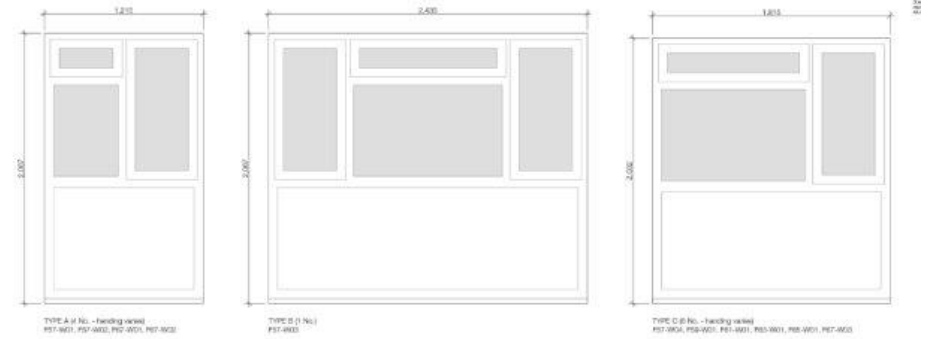
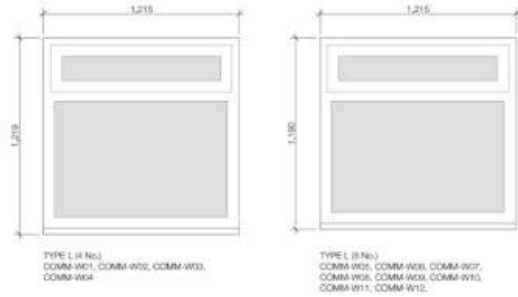


SOUTH WEST (SIDE) ELEVATION 1:100

# Window Details



North West (Pond) Elevation (1:50)



# Site Photograph



# Hanson Road - Summary

- Newhaven Town Council do not object to the proposed development.
- The building is not subject to any planning designations.
- All existing windows, doors and panels are upvc, which are to be replaced with uPVC units, in the same style as existing.
- Existing windows have reached the end of their useable life, where new units will improve the thermal performance of the building, reducing heat loss through double glazing, reduced draughts and improve overall energy efficiency
- The application is recommended for approval.



# LW/24/0701

43-46 Hanson Road, Newhaven

Replacement of doors and windows



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# Site Location Plan

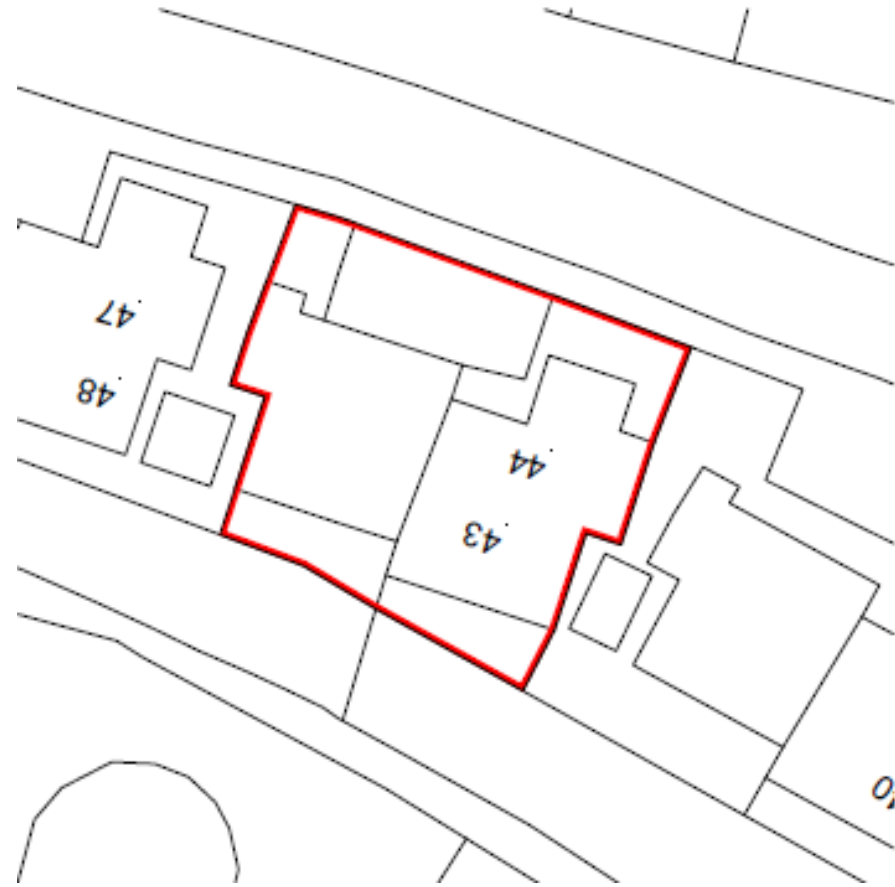
Within the planning boundary, Flood Zone 1, not within Area of Established Character or Conservation Area.



# Aerial View of Application Site



# Block Plan



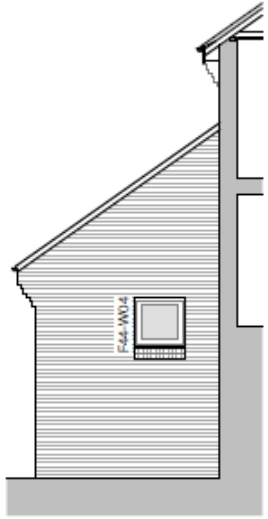
# Existing Elevations



EAST (SIDE) ELEVATION 1:100



NORTH (FRONT) ELEVATION 1:100



PART WEST (SIDE) ELEVATION 1:100



WEST (SIDE) ELEVATION 1:100



SOUTH (REAR) ELEVATION 1:100

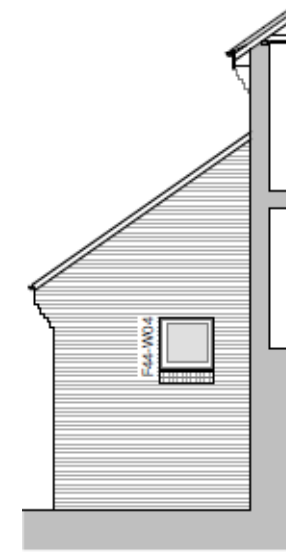
# Proposed Elevations



EAST (SIDE) ELEVATION 1:100



NORTH (FRONT) ELEVATION 1:100



PART WEST (SIDE) ELEVATION 1:100

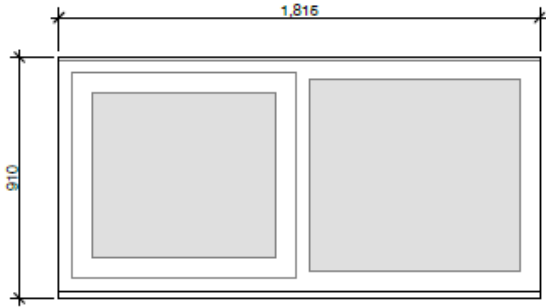


WEST (SIDE) ELEVATION 1:100

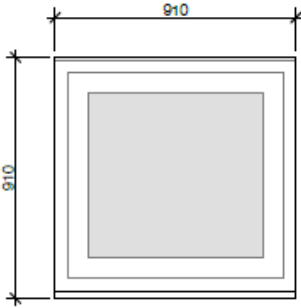


SOUTH (REAR) ELEVATION 1:100

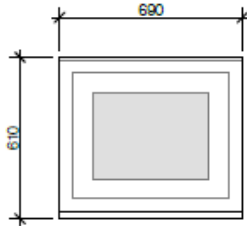
# Existing Window Details



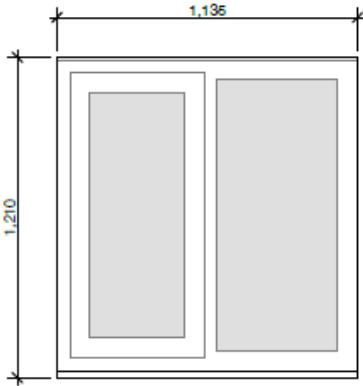
TYPE A (4 No. - handing varies)  
F43-w01, F44-w01, F45-w01, F46-w01,



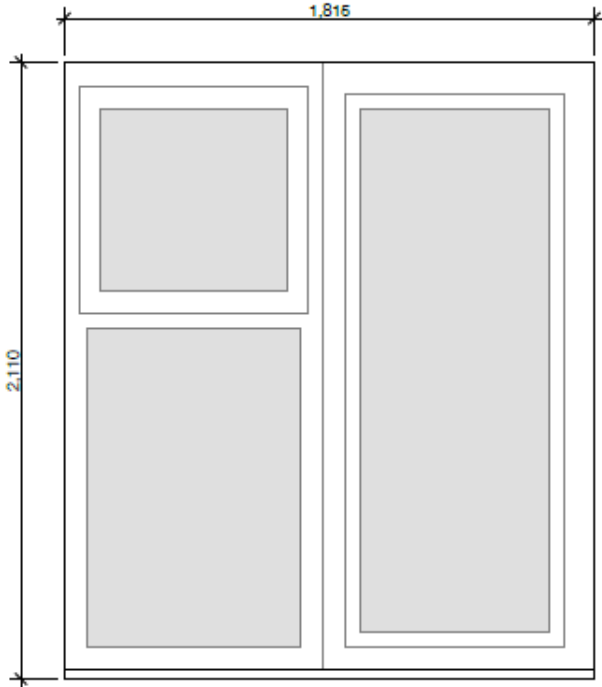
TYPE B (6 No.)  
F43-w02, F44-w02, F44-w03,  
F44-w04, F45-w02, F46-w02



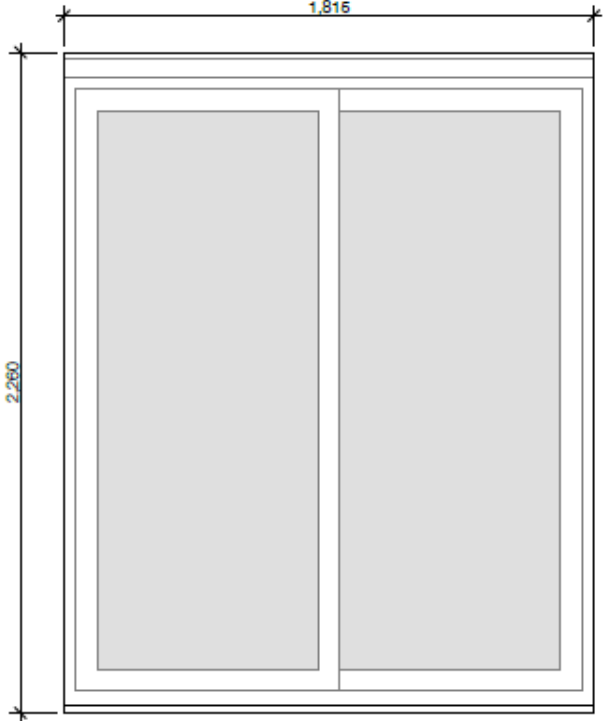
TYPE C (3 No.)  
F43-w03, F45-w03,  
F46-w04, F46-w03



TYPE D (4 No. - handing varies)  
F43-w04, F44-w06, F45-w05, F46-w04

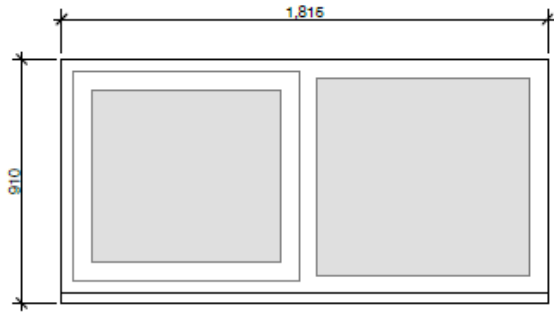


TYPE E (2 No. - handing and framing varies)  
F43-w06, F45-w06

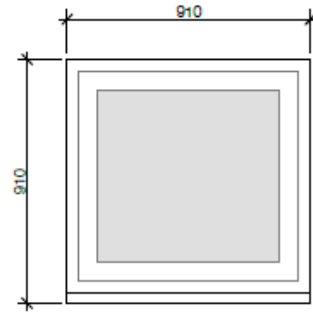


TYPE F (2 No. - handing varies)  
F44-D01, F46-D01

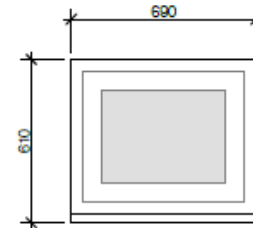
# Proposed Window Details



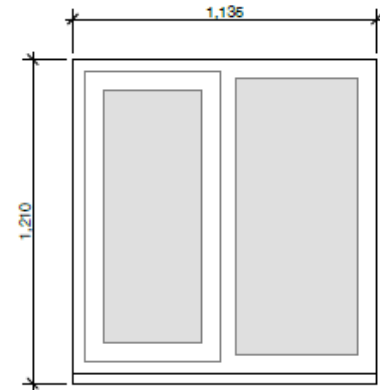
TYPE A (4 No. - handing varies)  
F43-W01, F44-W01, F45-W01, F46-W01



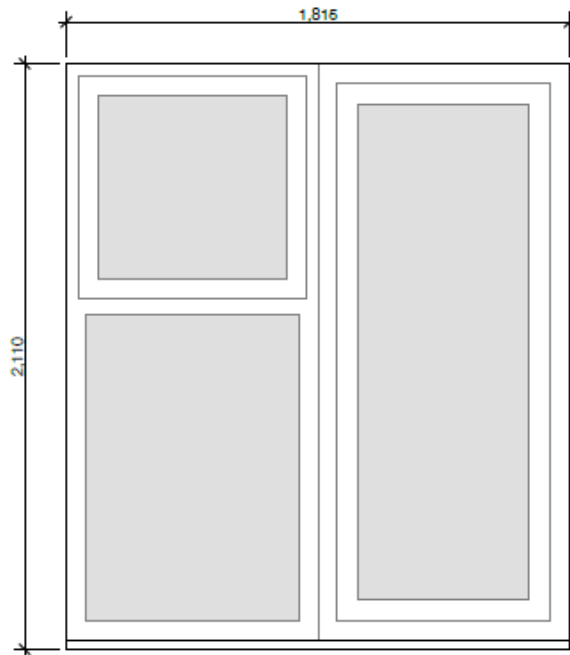
TYPE B (6 No.)  
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F44-W04, F45-W02, F46-W02



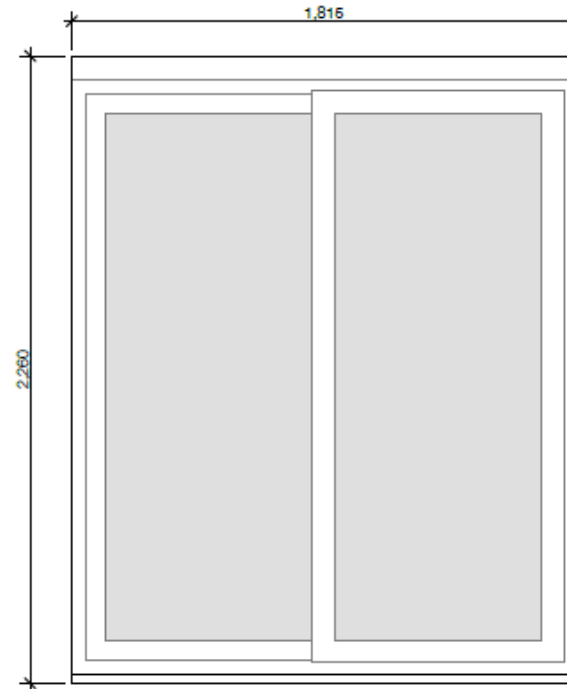
TYPE C (3 No.)  
F43-W03, F45-W03,  
F46-W04, F46-W03



TYPE D (4 No. - handing varies)  
F43-W04, F44-W06, F45-W06, F46-W04



TYPE E (2 No. - handing and framing varies)  
F43-W06, F46-W06



TYPE F (2 No. - handing varies)  
F44-D01, F46-D01



# Site photographs



# Summary

White Upvc Windows and Doors to be replaced with similar design white uPVC.

Proposed windows will meet or exceed u-values required within Part L,  
Using UK based window supplier.

The application is recommended for approval.

# SDNP/24/03878/FUL

## Barber Court, St Pancras' Road, Lewes

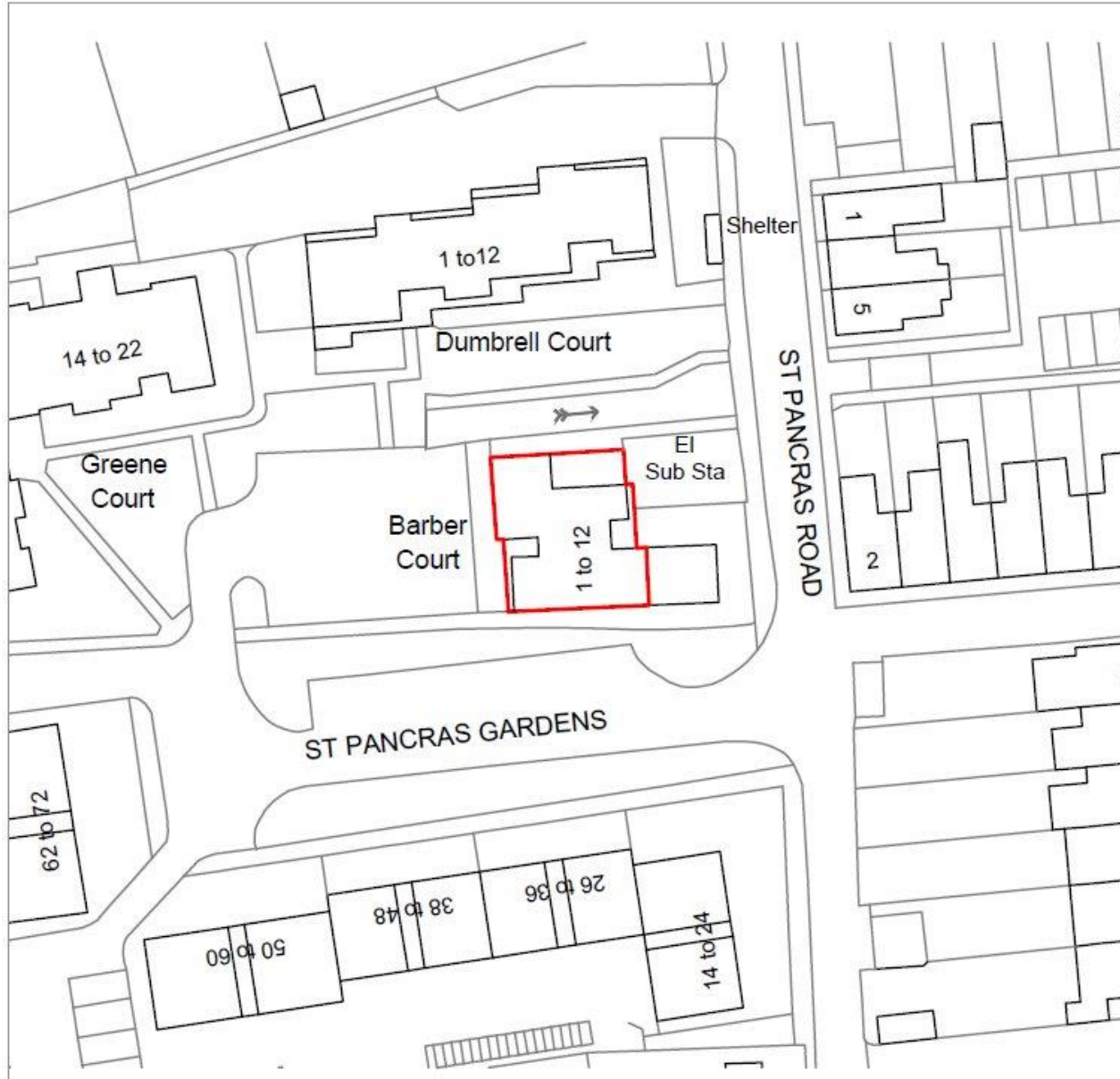
Replace all existing white framed double-glazed UPVC windows with UPVC double glazed windows and all curtain wall glazing to the communal areas to be replaced



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# Site Location Plan

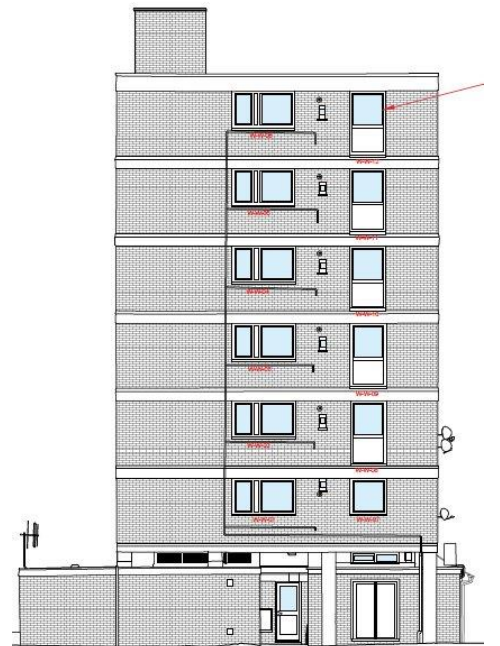
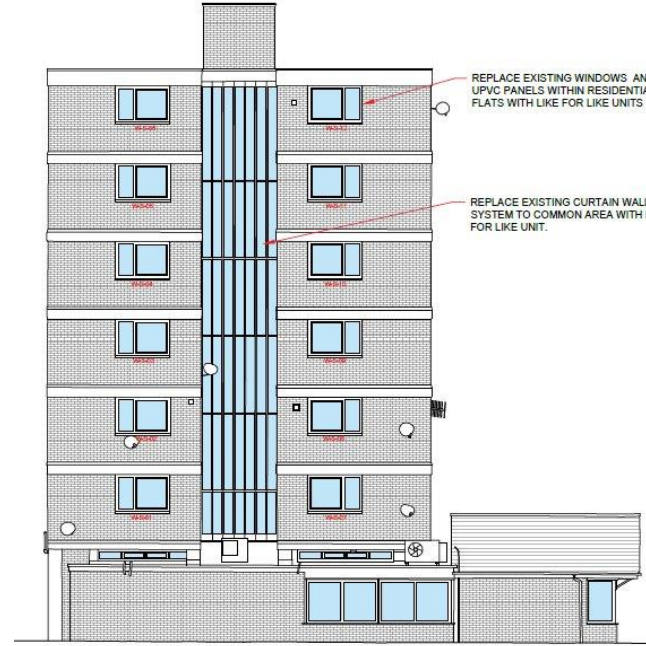
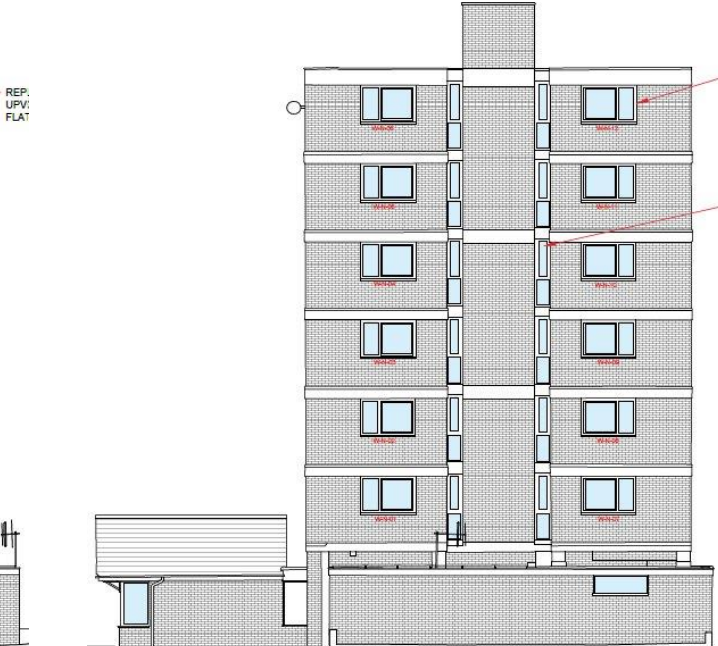
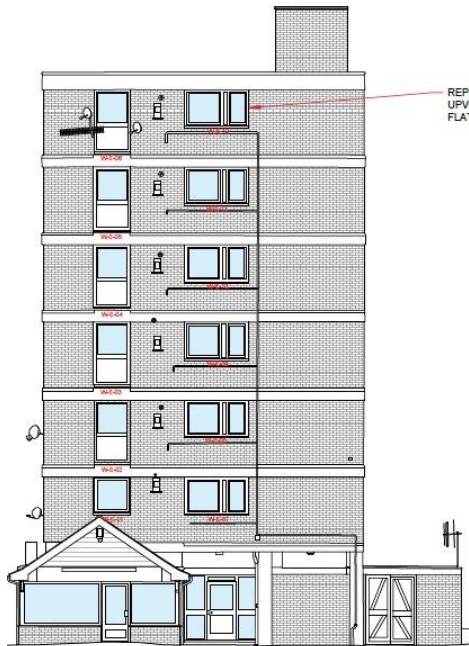


# Existing Elevations

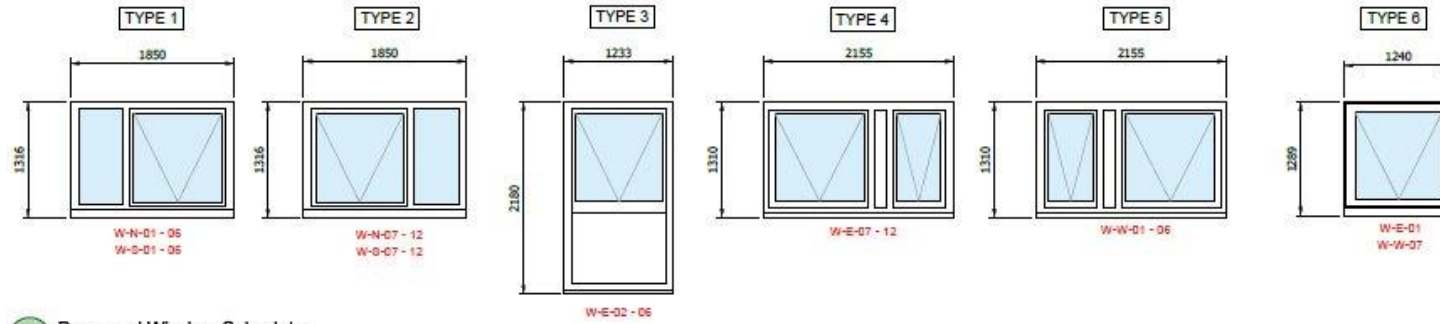
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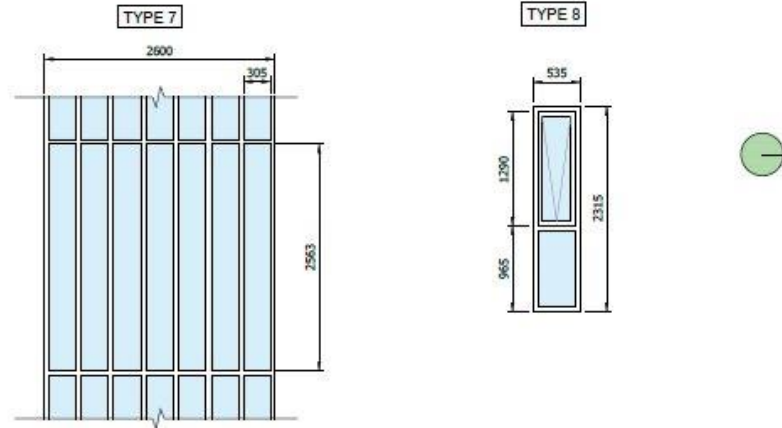
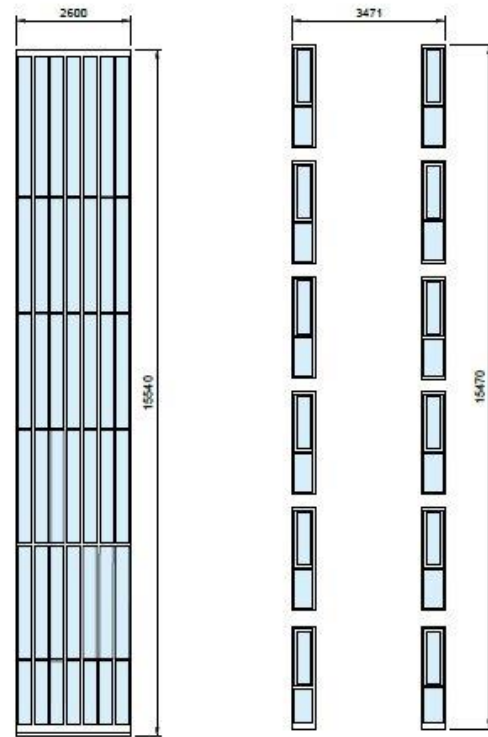
# Proposed Elevations



# Proposed Window Details

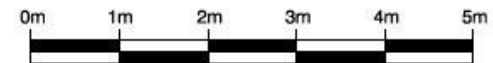


Proposed Window Schedule  
1:50



Replacement windows from Profile22 - To be like for like uPVC units.

Proposed Common Area Window Systems  
1:100



Scale Bar 1:50

# Site Photographs

