

Planning Applications Committee 17 February 2021



Working in Partnership



Time: 4.00pm

PLEASE NOTE: This will be a 'virtual meeting', held remotely in accordance with section 78 of the Coronavirus Act 2020 and section 13 of the related regulations.

Members of the press and public can view or listen to proceedings by clicking on the link provided on the agenda page on the Council's website.

Instructions for members of the Committee and Officers to join the meeting have been circulated separately.

Membership:

Councillor Sharon Davy (Chair); Councillor Steve Saunders (Vice-Chair); Councillors Graham Amy, Lynda Duhigg, Tom Jones, Christoph von Kurthy, Sylvia Lord, Imogen Makepeace, Milly Manley, Laurence O'Connor and Nicola Papanicolaou

Quorum: 5

Published: Monday, 1 February 2021

Agenda

- 1 Introductions**
- 2 Apologies for absence/Declaration of substitute members**
- 3 Declarations of interest**

Disclosure by councillors of personal interests in matters on the agenda, the nature of any interest and whether the councillor regards the interest as prejudicial under the terms of the Code of Conduct.

- 4 Minutes (Pages 5 - 8)**

To confirm and sign the minutes of the previous meeting held on 20 January 2021 (attached herewith).

5 Urgent items

Items not on the agenda which the Chair of the meeting is of the opinion should be considered as a matter of urgency by reason of special circumstances as defined in Section 100B(4)(b) of the Local Government Act 1972. A supplementary report will be posted on the Council's website prior to the start of the meeting to update the main reports with any late information.

6 Petitions

To receive petitions from councillors or members of the public in accordance with Council Procedure Rule 13 (Page D9 of the Constitution).

7 Written questions from councillors

To deal with written questions from members pursuant to Council Procedure Rule 12.3 (page D8 of the Constitution).

Planning applications outside the South Downs National Park

8 LW/20/0245 - Land east of Bridgelands, Barcombe Cross, BN8 5BW (Pages 9 - 20)

9 LW/20/0759 - 3 York Road, Peacehaven, BN10 8QH (Pages 21 - 26)

Planning applications within the South Downs National Park

10 SDNP/20/04009/HOUS - Cedar Cottage, Church Lane, Kingston, BN7 3LW (Pages 27 - 36)

11 SDNP/20/05183/CND - Saxonbury Juggs Road, Lewes (Pages 37 - 40)

Non-planning application related items

12 Date of next meeting

To note that the next meeting of the Planning Applications Committee which is scheduled to commence at 4:00pm on Wednesday, 10 March 2021, will take place in a virtual capacity, via Microsoft Teams, and in accordance with section 78 of the Coronavirus Act 2020 and section 13 of the related regulations.

General information

Planning Applications outside the South Downs National Park:

Section 2 of each report identifies policies which have a particular relevance to the application in question. Other more general policies may be of equal or greater importance. In order to avoid unnecessary duplication general policies are not specifically identified in Section 2. The fact that a policy is not specifically referred to in this section does not mean that it has not been taken into consideration or that it is of less weight than the policies which are referred to.

Planning Applications within the South Downs National Park:

The two statutory purposes of the South Downs National Park designations are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas; and
- 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. Government policy relating to national parks set out in National Planning Policy Framework and Circular 20/10 is that they have the highest status of protection in relation to natural beauty, wildlife and cultural heritage and their conservation and enhancement must, therefore, be given great weight in development control decisions.

Information for the public

Accessibility:

This agenda and accompanying reports are published on the Council's website in PDF format which means you can use the "read out loud" facility of Adobe Acrobat Reader.

Public participation:

Please contact Democratic Services (see end of agenda) for the relevant deadlines for registering to submit a speech on a matter which is listed on the agenda if applicable. Where speeches are normally allowed at a Committee, live public speaking has temporarily been suspended for remote meetings. However, it remains possible to submit speeches which will be read out to the committee by an Officer.

Information for Councillors

Disclosure of interests:

Members should declare their interest in a matter at the beginning of the meeting.

In the case of a disclosable pecuniary interest (DPI), if the interest is not registered (nor the subject of a pending notification) details of the nature of the interest must be reported to the meeting by the member and subsequently notified in writing to the Monitoring Officer within 28 days.

If a member has a DPI or other prejudicial interest he/she must leave the meeting while the matter is being considered (unless he/she has obtained a dispensation).

Councillor right of address:

A member of the Council may submit a question to ask the Chair of the Committee on any matter in relation to which the Council has powers or duties or which affect the District and which falls within the terms of reference of the Committee.

A member must give notice of the question to the Committee and Civic Services Manager in writing or by electronic mail no later than close of business on the fourth working day before the meeting at which the question is to be asked.

Other participation:

Please contact Democratic Services (see end of agenda) for the relevant deadlines for registering to speak on a matter which is listed on the agenda if applicable.

Democratic Services

For any further queries regarding this agenda or notification of apologies please contact Democratic Services.

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Working in Partnership



Planning Applications Committee

Minutes of the meeting held remotely (via Microsoft Teams) on 20 January 2021 at 4.00pm

Present:

Councillor Sharon Davy (Chair)
Councillors Steve Saunders (Vice-Chair), Graham Amy, Lynda Duhigg, Tom Jones, Christoph von Kurthy, Sylvia Lord, Imogen Makepeace, Milly Manley, Laurence O'Connor and Nicola Papanicolaou

Officers in attendance:

Andrew Hill (Senior Specialist Advisor, Planning)
Jennifer Norman (Committee Officer, Democratic Services)
Joanne Stone (Solicitor, Planning)

77 Introductions

The Chair introduced members of the Committee via a roll call, and those officers present during the remote meeting.

78 Apologies for absence/Declaration of substitute members

There were none.

79 Declarations of interest

There were none.

80 Minutes

The minutes of the meeting held on 16 December 2020 were submitted and approved, and the Chair was authorised to sign them as a correct record.

81 Petitions

There were none.

82 Written questions from councillors

There were none.

83 SDNP/20/04009/HOUS - Cedar Cottage, Church Lane, Kingston, BN7 3LW**Resolved:**

That planning applications SDNP/20/04009/HOUS for demolition of single storey addition, proposed replacement two-storey side extension with associated landscaping, change to cladding colour, replacement windows and new rooflights, new balcony to south elevation, and new outbuilding be deferred as there were concerns that the notification letters were not received by all third parties with an interest in the application.

84 LW/20/0652 - Land adjacent to Co-op, Fort Road, Newhaven

A written representation for the proposal was read aloud by the Committee Officer on behalf of Jay King and Tom Coward (Client Agent and Project Architect).

Resolved:

That planning application LW/20/0652 for erection of 1 x 2-bedroom dwelling with courtyard and roof terrace be approved, subject to the conditions set out in the report and supplementary report, and the strengthening of condition 3 (CEMP and public engagement), addition of condition on obscure glazed screen to roof terrace, and the addition of an informative on safety of access from building.

85 LW/20/0413 - Brickyard Farm, Town Littleworth Road, Barcombe, East Sussex, BN8 4TD

Written representations against the proposal were read aloud by the Committee Officer on behalf of Ann & Martin Janes (Neighbours) and Mark Haddock & Ann Guy (Neighbours). Written representations for the proposal were read aloud by the Committee Officer on behalf of Nigel Greenwood (Neighbour), Hannah McLaughlin (Agent) and Tim Bullen (Applicant).

Resolved:

That planning application LW/20/0413 for partial change of use of existing barn (Class B1/B8) to a flexible campsite facility building and change of use and replacement of the existing shower block into 2no. class B1 studios and associated parking be approved subject to the conditions set out in the report and supplementary report, and the strengthening of condition 5 to include additional planting to specifically screen Woodside and White Lodge, an extra condition on no amplified music/sounds or musical instruments within The Barn, and the addition of an informative advising to investigate the creation of passing spaces along the access road.

86 Date of next meeting

Resolved:

That it be noted that the next meeting of the Planning Applications Committee is scheduled to commence at 4:00pm on Wednesday, 17 February 2021, in a virtual capacity, via Microsoft Teams, and in accordance with section 78 of the Coronavirus Act 2020 and section 13 of the related regulations.

The meeting ended at 6.28pm.

Councillor Sharon Davy (Chair)

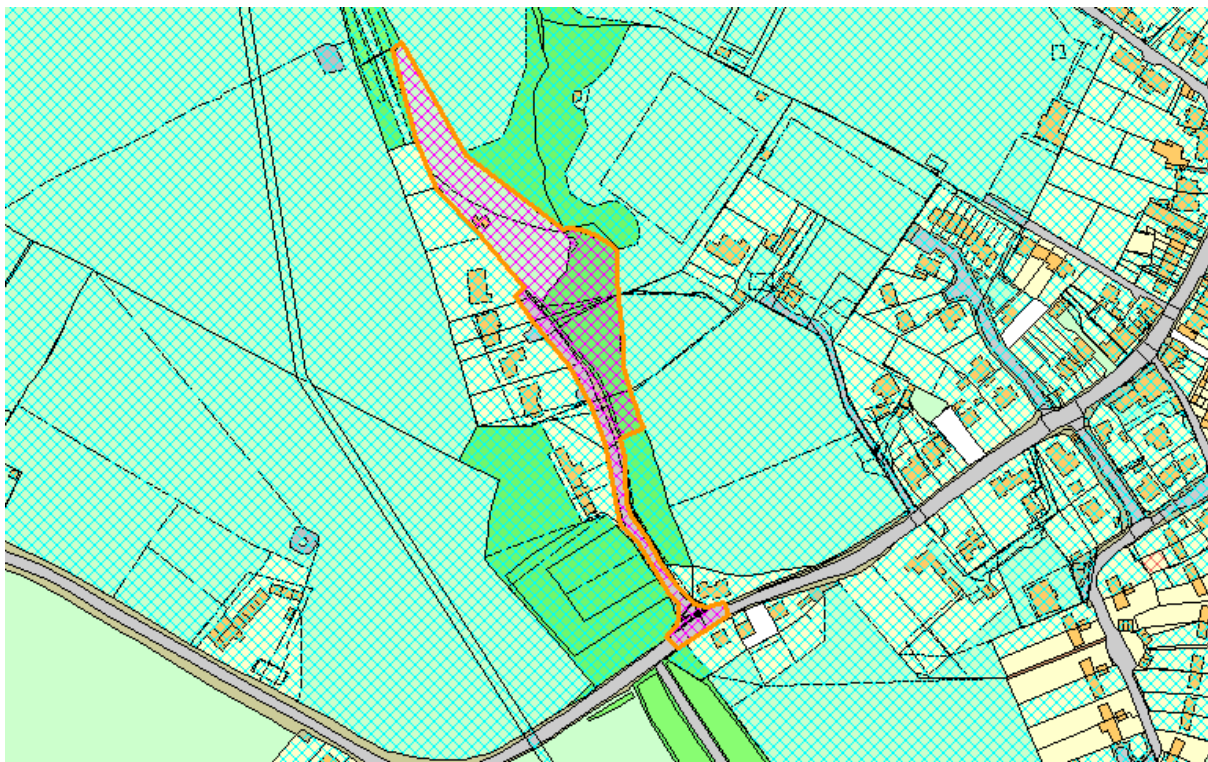
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Agenda Item 8

Report to: Planning Applications Committee
Date: 17 February 2021
Application No: LW/20/0245
Location: Land to the East of Bridgelands
Barcombe Cross, BN8 5BW
Proposal: Reserved matters application to provide details of the layout, appearance and landscaping for the development of six houses (approved under LW/18/0627).
Applicant: Richard Meaker
Ward: Chailey, Barcombe & Hamsey
Recommendation: Approve Reserved Matters.
Contact Officer: **Name:** Julie Cattell
E-mail: julie.cattell@lewes-eastbourne.gov.uk

IMPORTANT NOTE: This scheme is CIL Liable.

Map Location:



1. **Executive Summary**

- 1.1 The details submitted for Reserved Matters in respect of layout, appearance and landscaping are in general conformity with the Outline Planning Permission and meet all relevant national and local planning policies.
- 1.2 Approval is therefore recommended.

2. **Relevant Planning Policies**

2.1 National Planning Policy Framework

- 2:- Achieving sustainable development
- 5:-Delivering a sufficient supply of homes
- 11:-Making effective use of land
- 12:-Achieving well designed places

2.2 Lewes District Local Plan

- LDLP: – SP2 – Distribution of Housing
- LDLP: – CP2 – Housing Type, Mix and Density
- LDLP: – CP11 – Built and Historic Environment & Design
- LDLP:- BA03 – Land at Bridgelands
- LDLP: – DM1 – Planning Boundary
- LDLP: – DM25 – Design
- LDLP:- DM27- Landscape Design
- LDLP:- DM33 - Heritage Assets

3. **Site Description**

- 3.1 The site is located to the south west of Barcombe Cross, within the defined settlement boundary and adjacent to the Conservation Area. The site covers an area of approximately 0.55 hectares and is access via a narrow lane running northwards off the High Street. The lane currently serves The Old Station House (converted into 2 dwellings) and 4 detached dwelling houses, all located on the western side of Bridgelands.
- 3.2 The existing site can be described as rough pasture, with a pond close to the eastern boundary, and a solitary Corsican Pine (which is subject to a TPO). The boundary to the lane, which runs along the western boundary, consists of mature native hedge with two access gates. The site has a general slope from south to north /north east with a fall of between 2-2.5m.
- 3.3 The site is adjacent to the former railway line serving Barcombe. The section of the railway line to the north of the site is a designated Local Wildlife Site (L79). The red line boundary of the northern site stops short of the southern boundary of this designation.

4. **Proposed Development**

4.1 This application seeks approval for Reserved Matters relating to layout, appearance and landscape relating to Outline Planning Permission LW/18/0627, which was considered and approved by the Planning Applications Committee.

4.2 The layout of the development is very similar to the illustrative layout considered at Outline Stage in compliance with condition 4 of the permission.

As a result of comments submitted by neighbours and following negotiations with officers, the scheme as originally submitted has been amended. Dormer windows on plots 1, 2, 3 and 6 have been omitted. Plots 3 and 6 now have 1 roof light to the habitable roof space.

4.3 Information relating to conditions 6-11, 13-15, 17-19, 23, 25 28-30 of the LW/18/0627 was also submitted with the Reserved Matters application but have been withdrawn and will be re-submitted under separate applications for approval of those specific details.

4.4 The outline permission indicated a mix of 2 x 4 bed, 1 x 3 bed and 3 x 2 bed houses. The proposed mix is 3 x 4 bed and 3 x 2 bed houses:

- Plot 1 – 2 x double bedrooms.
- Plot 2 – 4 x double bedrooms on first floor, 1 of which is labelled as study.
- Plot 3 – 3 x double bedrooms, 1 x single bedroom, plus study in roof space.
- Plots 4 and 5 – 2 x double bedrooms, plus study on first floor.
- Plot 6 – 4 x double bedrooms plus study in roof space.

4.5 The study in plot 2 is large enough to be counted as an extra double bedroom. The studies in plots 3 and 6 have limited headroom and do not meet the National Space Standard for a habitable bedroom. The study in plots 4 and 5 is below the National Space Standard for a single bedroom.

4.6 In total, there 13 car parking spaces across the site, including garages for plots 4 and 6 a car port for plot 2.

4.7 The proposed design of the new houses is a very traditional typology – pitched and hipped roofs, with feature panels in some gables and brick quoin and banding details. The external materials palette comprises red plain tiles to the roofs, multi-stock and blend facing bricks, with hanging tiles and fibre cement boarding to the gable features.

4.8 The landscape scheme contains the following elements:

- Existing hedgerows along the road frontage to be retained.
- New mixed native species hedges, trees, understory shrub planting to other parts of road frontage boundary and eastern boundary.
- Existing fence along eastern boundary to be replaced.
- Existing pond to be de-silted by hand.

- Wetland plant seeding around pond area
- Existing trees to be retained
- Post and rail fencing along parts of eastern boundary.
- Flowering lawn seed mix to all rear gardens.
- 1.8m high timber boundary fences between gardens of plots 2 and 3, 4 and 5.
- Timber feature gates at entrance to plot 6.
- Hedgehog house, bat and bird boxes and woodpiles located throughout the site.
- Two types of permeable external paving – one for common parts, one for patio areas.

5. **Relevant Planning History**

- 5.1 E/63/0049 - Outline Application for residential development. Deemed Refused. - Deemed Refused.
- 5.2 E/64/1252 - Outline Application for residential development. – Refused.
- 5.3 E/67/0816 - Outline Application for the erection of private dwellings and telephone exchange on site of Barcombe Railway Station. – Refused.
- 5.4 E/68/0028 - Outline Application for erection of dwellings and alterations to access. – Refused.
- 5.5 E/72/1398 - Outline application for twenty eight dwellings with garages. – Refused.
- 5.6 E/73/1025 - Outline Application for fifty two dwellings with garages at Barcombe Railway Station and part O.P. 8373. – Refused.
- 5.7 E/72/1935 - Outline Application for erection of fifty five dwellings with garages. – Refused.
- 5.8 LW/77/0693 - Erection of five thousand sq.ft. workshop and use of lane for open storage. Restrictive Planning Conditions Nos. 4 & 7. Limiting times 08.00 - 18.00 Mondays to Fridays inclusive, 08.00 - 13.00 on any Saturday and at no time on Sundays or Public Holidays – Approved.
- 5.9 LW/84/1341 - Outline Application for the erection of three four-bedroom detached houses with garages. – Refused.
- 5.10 LW/90/0910 - Construction of new access onto C8. - Refused.
- 5.11 LW/18/0627 - Erection of six houses with parking and access (outline application with access, layout and scale determinable) – Approved 5/11/2018.

6. **Consultations**

6.1 Barcombe Parish Council

The proposed exit/entrance is dangerous, the site lines are poor and the visual splays are inadequate.

With the proposed development of the neighbouring sites BA01 and BA02 the traffic volumes will rise and potentially there will be two additional entrances within 100 metres, increasing the risks.

We have already declared our concern in our comments to application LW/20/0288 and suggested that the developers of the two sites concerned, combine to create a wider exit point with preferably a kink in the road and a mini roundabout.

If this is not done we fear for the safety of any drivers exiting from BA03 because of the vehicle speed and volumes in both directions. We would like to point out that using historic crash statistics is meaningless as these exits will inevitably increase them.

There are flooding issues associated with this development. Run-off water already causes flood risks to the existing houses. We request that the Planning Department insist that the flood mitigation proposals must be capable of handling the run-off water from the proposed development on site BA02 and not just concentrate on their site BA03.

The existing plans don't give enough information to determine the exact materials to be used or the house heights in relation to any others. Plans are notoriously difficult to interpret in regard to style, density and overall appearance. We have some comments already which are:

- The construction of 5 bedroomed houses was specifically rejected in the 2015 Village Housing survey – they should be a maximum of 4 bedrooms.
- There are too many parking spaces.
- The floor levels and roof heights are not to exceed existing houses.
- There are privacy issues with overlooking.
- There needs to be a new impartial environmental/ecological report and impact survey on what is a valuable wildlife corridor and habitat. Nightingales and dormice are amongst the important residents The existing report appears to have been completed by a relative/family member of the developer and is not considered impartial.
- Who will have the responsibility/ownership and maintenance/repair of the road.
- No trees should cut or pruned, - hedgerows and bushes are to remain intact.
- The ponds must be not be disturbed.
- To reduce the flooding problem, we request that all have permeable/porous drives.
- There must be adequate turning circles.
- We insist on hedges not garden panels.
- There is a pollution risk to local houses from waiting traffic.
- There should be no street lights.

6.2 Heritage and Design

The site is located to the south-west of Barcombe Cross Conservation Area with the south-east of the site bordering the CA as it is experienced on Bridgelands. The proposed materials and layout for the new dwellings is not considered to be detrimental the setting of the Conservation Area.

6.3 Trees and Landscape

Initial comments:

A Proposed Landscaping Plan and Report has been prepared by Nicolas Jones as part of the reserved matters details which sets out the proposals for the site. The proposals include new native hedge planting across in three areas across the site.

The proposed hedgerow species proposed will provide seasonal interest and appropriate screening and will enhance the aesthetic and ecological value of the site. Given the level of established tree cover and bordering within the site, no additional tree or shrub planting is proposed.

7. **Neighbour Representations**

7.1 Representations were received from 36 residents in the close vicinity of the site and the wider area. Issues raised are summarised as follows:

- Presence of nightingales
- Ecology, impact on wildlife
- Concern about quality of ecology report
- Concern over protection of hedgerows
- Concern over Japanese Knotweed
- Concern about extension of site into wildlife areas
- No landscape plan submitted
- Concern over levels
- Development not needed in the village
- Drainage/flooding
- Too many hard surfaces
- Highway hazards, lack of pavements
- Accessibility of site
- Sightlines
- Query over ownership of road
- Increase in traffic
- Concern about increase in parking spaces
- Concern about road width and refuse and recycling vehicles
- Pollution
- Signage – ‘gated community’ not wanted
- Increase in size of properties
- Design
- Expansion outside of the village envelope
- Development on greenfield site
- Impact on infrastructure
- Overdevelopment
- Contamination

- Concern over archaeology
- Concern of length of building process and impact on residents
- Does not object to new housing, but wants footpath to pump house field
- Loss of privacy, overlooking from dormer windows, loss of daylight and sunlight to properties opposite the site.

7.2 Cllr Linington raised the following issues:

- The outline planning permission was for 2x2 bed semi-detached, 1x2 bed, 1x3 bed and 2x4 bed houses. This application has 2x2 bed semi-detached houses, 1x3 bed house and 3x5 bed houses. The houses also have larger footprints and greater heights. This is not a small change and does not generally conform to the outline planning permission. The greater size of the houses means greater numbers of occupants and greater numbers of cars. During the Parish Council Housing Survey in 2015, 2 and 3 bed houses were the most wanted types of houses in the village.
- The Bridgelands road is too narrow for cars and cars/lorries to pass and the junction with the main road is dangerous. Condition 30 requires visibility splays of 2.4m by 60m to the north east and 2.4m by 56m to the south west of the junction. Although this can be met to the north east, it cannot be met to the south west, the maximum being 2.4m x 39m. Thus condition 30 cannot be discharged. The addition of a stop sign and white lining will not make this junction safer and, in fact, is totally out of character for the village and unsightly. The proposed gates are especially out of character and would not make exiting the junction any safer.
- At the Planning Committee meeting when the outline planning application was approved, I made the point that the Flood Risk Assessment was a desk exercise and that no-one had visited the site to check on actual conditions. The extra hard standing for cars and driveways will add to the water run-off when it rains. The addition of decking around the pond could also affect the path of water running into the pond. The Drainage Strategy in this application is based on the possibly flawed original Flood Risk Assessment and Surface Water Strategy. These should be redone by an independent expert, taking into account water drainage from the existing houses in Bridgelands, water running down into Bridgelands from the High Street during heavy rain, current water draining from Hillside and the potential increase if around 30 houses are built on that site, before conditions 6-11 are discharged.
Many have written about the wildlife including the nightingales. The original Ecological Assessment was limited in scope and only covered reptiles. The validity of the Ecological Mitigation Report in this application to discharge condition 14 has been questioned because of doubt over the author's expertise.
- I am pleased that LDC has said that this Report should be scrutinised by an independent ecologist. The Landscape Strategy has yet to be submitted – this could affect the habitat for the wildlife on the site and so will need to be checked for any necessary amendments following

the review of the Ecological Mitigation Strategy and any further Ecological Assessments.

- Since the outline permission was granted an oil contamination incident occurred which led to oil running across the site and into the pond. Although an excellent clean-up operation was carried out by the Environment Agency, a new Environmental Risk Assessment for contaminated land should be commissioned to check for any residual contamination on the site.
- Although solar panels are mentioned and the possible use of air source heat pumps, it is not clear whether gas is expected to be used for a gas fired boiler for heating and hot water. As there is no mains gas in the village the only way for gas to be used is for bottled gas to be delivered. This would be a concern on safety grounds and also on traffic grounds if delivery lorries had to navigate the narrow road

8. Appraisal

8.1 Principle of Development

- 8.1.1 The principle of the development and number of units has been established by the Outline Planning Permission LW/18/0627 and the layout and appearance is in general conformity with the scheme that was considered at outline stage, and is in compliance with policies SP2 and BA03.
- 8.1.2 Policy CP2 requires developments to provide a range of dwelling types and sizes to meet identified local need, including smaller units. Account will also need to be given to the existing character and housing mix of the vicinity of the site.
- 8.1.3 The number of units was approved under the Outline Planning Permission, although the mix of unit sizes – 3 x 2 bed, 1 x 3 bed and 2 x 4 bed was indicative. The amended mix of unit sizes submitted at this stage – 3 x 2 bed and 3 x 4 bed - is considered to be acceptable and to meet the requirements of CP2.

8.2 Layout and Design

- 8.2.1 The layout is considered to be acceptable in that it makes the best use of the site given existing constraints such its shape and the need to respect and retain existing natural features. The layout also allows for sufficient space for parking, circulation and turning areas.
- 8.2.2 There are 13 car parking spaces, including garages and a car port. Using the ESCC Parking Calculator, the parking needs of the site, both for residents and visitors would be met. The calculation takes into consideration the potential for the studies to be used as additional bedrooms.
- 8.2.3 The spacing between the proposed houses avoids any mutual overlooking and overshadowing and allows generous garden areas.
- 8.2.4 As noted in paragraph 4.7 above, the proposed design of the new houses with pitched and hipped roofs, feature panels in some gables, brick quoin and banding details, plain roof tiles and brick

walls finish, respects the prevailing character of Barcombe Village and Bridgelands itself.

8.2.5 The Heritage and Design Officer does not consider the design and materials will be detrimental to the setting of the Conservation Area.

8.2.6 In terms of layout and appearance, the proposal is considered to meet the relevant criteria of policies CP11, DM25 and DM33.

8.3 Landscape

8.3.1 The hard landscape scheme is simple, using one paving type for the common parts and another for the patios. The planting plan includes native species and the existing planted boundaries will be supplemented and enhanced.

8.3.2 As noted in paragraph 4.8, ecological enhancements are proposed in the scope of the landscape scheme – hedgehog houses, bat boxes, bird boxes and woodpiles for insects – as well as improvements to the existing pond. There will be further opportunity for additional measures to be secured via condition 13, details of which will be submitted in due course.

8.3.3 It is considered that the landscape proposal is acceptable and compliant with condition DM27.

8.4 Response to objections

8.4.1 Objections and comments that specifically relate to the Reserved Matters, i.e. layout, appearance and landscaping have been addressed in the appraisal above.

8.4.2 Objections and comments relating to matters that will be covered by conditions applications – e.g. drainage, highways, traffic, site management during construction, sustainability, ecology, and archaeology – are noted but are not relevant to the consideration of the Reserved Matters.

8.4.3 Many of the objections noted the presence of nightingales on and around the site. The matter was referred to the Sussex Ornithological Society who confirmed that they do not believe the site to be a suitable habitat for nightingales and that the development will directly put them at risk; therefore no formal objection would be made.

8.4.4 It is acknowledged that the ecology reports submitted with the application were not satisfactory. The applicant will be submitting further reports in due course in order to satisfy condition 14.

Now that the dormer windows have been removed, there would be no adverse impact on existing properties in Bridgelands by way of overlooking. There is sufficient distance between the existing and site to ensure that no overshadowing will arise.

8.4.5 The Parish Council comment about planning application ref. LW/20/0288 for development of the adjoining site is noted. This application was withdrawn on 28th July 2020.

9. Human Rights Implications

9.1 The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

10. Recommendation

10.1 It is considered that the information submitted in respect of Reserved Matters only is considered satisfactory and meets all relevant national and local planning policies.

10.2 Approval is recommended.

10.3 Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved drawings:

PLAN TYPE	DATE RECEIVED	REFERENCE
Proposed Block Plan	17 December 2020	ADC1193/01D Proposed site plan with levels
Proposed Layout Plan	17 December 2020	ADC1193/02D Plots 1 and 2 site plan
Proposed Layout Plan	17 December 2020	ADC1193/03C Plot 3 site plan
Proposed Layout Plan	17 December 2020	ADC1193/04C Plots 4 and 5 site plan
Proposed Layout Plan	17 December 2020	ADC1193/05C Plot 6 site plan
Proposed Floor Plan(s)	17 December 2020	ADC1193/06B Plot 1 floor plans
Proposed Elevation(s)	17 December 2020	ADC1193/07B Plot 1 elevations
Proposed Floor Plan(s)	17 December 2020	ADC1193/08C Plot 2 floor plans
Proposed Elevation(s)	17 December 2020	ADC1193/09C Plot 2 elevations
Proposed Floor Plan(s)	17 December 2020	ADC1193/10A Plot 3 floor plans
Proposed Elevation(s)	17 December 2020	ADC1193/11B Plot 3 elevations
Proposed Floor Plan(s)	24 April 2020	ADC1193/12A Plots 4 and 5 floor plan
Proposed Elevation(s)	24 April 2020	ADC1193/13A Plots 4 and 5 elevations
Proposed Floor Plan(s)	17 December 2020	ADC1193/14C Plot 6 floor plans

PLAN TYPE	DATE RECEIVED	REFERENCE
Proposed Elevation(s)	17 December 2020	ADC1193/15B Plot 6 elevations
Proposed Floor Plan(s)	17 December 2020	ADC1193/16A Plot 6 garage plans and elevations
Proposed Layout Plan	24 April 2020	ADC1193/17B Proposed site layout plan
Other Plan(s)	17 December 2020	ADC1193/20A Levels and site section
Location Plan	24 April 2020	ADC1193/21 Location Plan
Landscaping	9 December 2020	RCo353 Planting schedule
Landscaping	9 December 2020	RCo353-02 Details sheet 1
Landscaping	9 December 2020	RCo353-03 Details sheet 2
Design and Access Statement	22 May 2020	Design and Access Statement
Additional Documents	24 April 2020	Materials Schedule

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

11. **Background Papers**

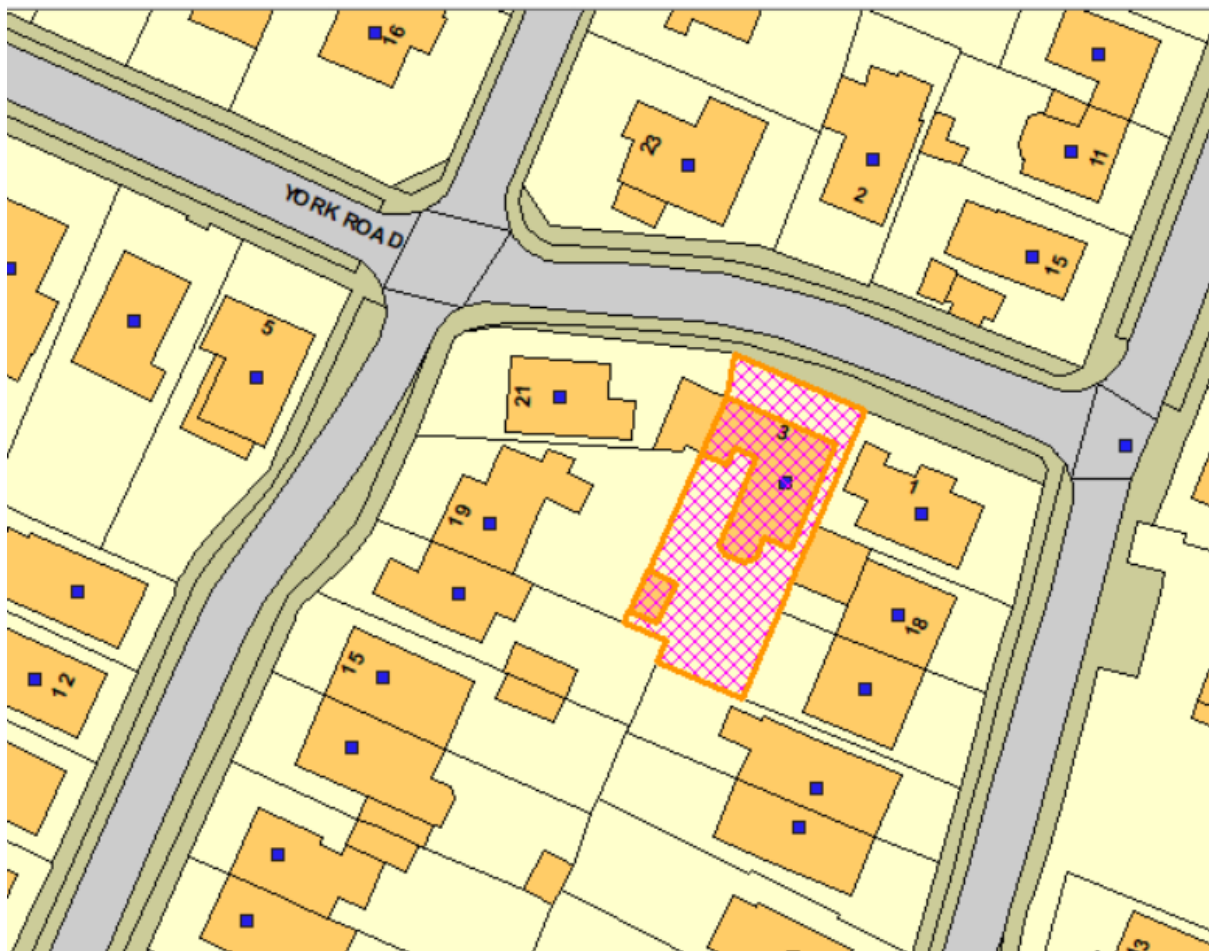
11.1 None.

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Agenda Item 9

Report to: Planning Applications Committee
Date: 17 February 2021
Application No: LW/20/0759
Location: 3 York Road, Peacehaven, BN10 8QH
Proposal: Single storey rear extension, roof conversion to include raising ridge height, installation of 2 no. dormers and 6 no. roof lights. Erection of rear facing first floor Juliet balcony, rear pergola, new vehicular access and garage conversion.
Applicant: Mrs Alexandra Fry
Ward: Peacehaven East
Recommendation: Approval, subject to planning conditions.
Contact Officer: **Name:** James Emery
E-mail: james.emery@lewes-eastbourne.gov.uk

Map Location:



1. **Executive Summary**

1.1 The proposal seeks householder permission for a rear extension, loft conversion featuring 2x side facing dormers, erection of rear pergola, and a garage conversion at 3 York Road Peacehaven.

1.2 Approval is recommended, subject to conditions.

2. **Relevant Planning Policies**

2.1 National Planning Policy Framework

2: Achieving sustainable development

16: Conserving and enhancing the historic environment

2.2 Lewes District Local Plan

LDLP: – CP11 – Built and Historic Environment & Design

LDLP: – DM25 – Design

LDLP: – DM28 – Residential Extensions

3. **Site Description**

3.1 The application property is a detached bungalow located on the south side of York Road, Peacehaven It is not listed, nor is it in a conservation Area.

3.2 The area is characterised by residential dwellings featuring driveways for off-street parking and open front gardens.

4. **Proposed Development**

4.1 The proposal seeks householder permission for a rear extension, loft conversion featuring 2x side facing dormers, erection of rear pergola, and a garage conversion.

4.2 The loft will be converted by completely replacing the existing offset ridge roof with a new roof with a central ridge 2m higher than the existing roof. It is to feature front and rear gable ends. The new roof is to have an eaves height of 2.5m matching that of the existing property and a ridge height of 6.8m and a full length of 14.9m.

4.3 The dormers will measure 1.5m high (at which point it joins the roof of the existing garage (which is to be converted), 2.5m deep and 3.0m wide. It is also to be obscure glazing and fixed shut below 1.7m. It will be in UPVC window to match those of the existing property..

4.4 The roof conversion and dormers are to be finished in grey composite roof tiles with black UPVC windows to the north facing elevation. To the south facing rear elevation there are to be black UPVC doors opening on to a 1.5m deep balcony. The extended roof is to cover this balcony and provide screening to the sides.

4.5 The rear extension will project rearwards by approx. 2.5m as the existing conservatory (which is to be demolished), but will be 9.6m wide. It is to be constructed of brickwork, finished in white painted render, with black UPVC

windows to match existing. The roof conversion described above shall extend over the proposed rear extension.

- 4.6 The existing garage is to be converted by removing the up and over garage door and replacing with rendered brickwork and a black UPVC window to the north facing elevation. To the rear of the converted garage is to be a single black UPVC door.

5. Relevant Planning History

- 5.1 n/a

6. Consultations

6.1 Main Town or Parish Council – Objection

6.1.1 Telscombe Town Council were consulted and resolved to object to the application.

6.1.2 In their objection comment they cited the following reasons:-

- Overdevelopment of the property, too big for the site
- Loss of privacy, overlooking, loss of light
- Out of keeping with the street scene
- Poor design, fails to fit in with surroundings.

7. Neighbour Representations

7.1 Five representations have been received summarised below:

- Two objections were from residents at number 11 Wellington Road, concerning overlooking
- One objection representation and subsequent neutral representation retraction comment from a resident of 9 Wellington Road
Note. *It is noted that the objection comment was submitted in error, as the representor believed the site notice to relate to a different address.*
- One objection from the neighbour at number 21 Bayview Road, relating to loss of light, noise and Disturbance, overdevelopment and overlooking and loss of privacy.

8. Appraisal

8.1 Principle:

8.1.1 Para. 11 of the revised NPPF (2019) states that decision taking should be based on the approval of development proposals that accord with an up-to-date development plan without delay. Underlining that there is to be a presumption in favour of sustainable development.

8.1.2 There is no objection in principle to extensions being made to the dwelling, providing they are designed to be appropriate in their scale,

massing and materials and do not significantly impact on the amenities of the adjacent residential properties in accordance Local and national policies against which the development will be assessed in the main body of this report..

8.2 Design and Appearance:

- 8.2.1 Through their appropriate use of modern materials, the proposed extension and roof conversion are considered to be acceptable additions which serve to modernise the property. Regarding roof heights , although the roof extension will increase the ridge height, the roof form responds sympathetically to the site, respecting both the character of the property and the surrounding area with regard to policies DM25 (design) and DM28 (extensions) of the LDLP Pt II..
- 8.2.2 The rear extension is not visible from the public domain, as it occupies space vacated by the conservatory to the rear of the property, which is to be demolished, as such it is not considered that its development introduces any negative elements of overshadowing, in accordance with Policy DM25 (design).
- 8.2.3 The roof conversion is considered to have a minor affect upon the character of the application property. The dormer windows have been adequately designed such as to minimise overlooking onto neighbouring properties through its use of obscure glazing, and being fixed shut 1.7m above the finished floor levels.
- 8.2.4 The increase in floor space of the property is considered to be in accordance with Policy DM28 as the property is within the defined planning boundary and not subject to any site specific limits. The retention of the existing roof angle serves to ensure that the extended roof respects the bulk and massing of the application property and the wider street scene.
- 8.2.5 It is noted that the proposed swimming pool and garage conversion would comply with permitted development as the property has its rights intact relating to permitted development.

8.3 Impact on Neighbouring Residents:

- 8.3.1 It is not considered that the rear balcony will introduce any unacceptable levels of overlooking as the pitch of the overhanging roof is sufficient to provide screening to the sides. Likewise, the raised roof is not considered to introduce any unacceptable levels of overshadowing, in accordance with policies DM25 and DM28.
- 8.3.2 The proposed pergola, with its low height is not considered to introduce any aspects of overshadowing which would be contrary to Policy DM25 of the LDLP pt. II.
- 8.3.3 The proposed extensions are relatively minor in scale, responding sympathetically to the scale and massing of the host property and the surrounding area. The proposed extensions are not considered to be overbearing, nor harmful to the character of the application property or the wider street scene, in accordance with points (1) and (2) of Policy DM28 (Residential Extensions) of the LDLP Pt II.

8.3.4 The proposed works would not result in the introduction of any unacceptable loss of light, overshadowing or overlooking to near neighbours in accordance with Policy DM25 of the Lewes District Local Plan Part 2.

8.4 Objection Comments.

8.4.1 Overlooking - The Proposed dormers are to have obscure glazing. The roof lights are 1.7m above floor level - it is considered that this is sufficient to address overlooking concerns relating to dormers and roof lights.

8.4.2 Overlooking - The rear balcony is adequately screened to the sides by the overhanging extended roof and being recessed. There is to be an obscure glazed balustrade to the south facing element to ensure that overlooking to the south is addressed. A condition will be applied requiring the obscure glazed windows and balustrade to be maintained as such.

8.4.3 Loss of Light - It is considered that the minor increase in roof height is offset by the relocation of the ridge line to the centre of the application property, away from the neighbours to the east. The property is bracketed with garages of neighbouring on either side, ensuring that if there is any minor loss of light it is contained to non-habitable rooms/structures.

8.4.4 Overdevelopment - The rear extension projects as far rearwards as the existing conservatory, with a matching eaves height. Overall the increase in floor space is modest. It is not considered that the proposals represent overdevelopment of the site which would be contrary to Policy DM28 (Residential Extensions) of the LDLP.

8.4.5 In conclusion, no aspect of the development is found to be contrary to policy. It is considered the proposals would not have a detrimental impact on the character or appearance of the property, the street scene or the residential amenity of neighbouring properties. Its design is compliant with policy DM25 (Design). The resultant increase in floor space is considered to be acceptable increase under policy DM28 (Residential Extensions) and Policy CP11 (Built and Historic Environment and High Quality Design) of the Lewes District Local Plan.

9. **Human Rights Implications**

9.1 The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

10. **Recommendation**

10.1 It is recommended that the application is approved, subject to conditions.

10.2 Conditions

1. The east and west facing dormer windows shall be glazed with obscured glass (obscurity level 4) and thereafter permanently retained as such.

Reason: *To safeguard the privacy of the occupiers of the adjoining property and to comply with Policies DM25 and DM28 of the Lewes District Local Plan*

2. The south facing balcony shall be finished in obscured glass and thereafter permanently retained as such.

Reason: *To safeguard the privacy of the occupiers of the adjoining property and to comply with Policies DM25 and DM28 of the Lewes District Local Plan.*

3. The development hereby permitted shall be carried out in accordance with the following approved drawings:

PLAN TYPE	DATE RECEIVED	REFERENCE
Proposed Floor Plan(s)	09.11.2020	02-proposed ground floor
Proposed Floor Plan(s)	09.11.2020	04-proposed first floor
Proposed Elevation(s)	09.11.2020	06-proposed elevations
Proposed Roof Plan(s)	09.11.2020	08-proposed roof
Design & Access Statement	09.11.2020	
Proposed Block Plan	09.11.2020	1:500
Location Plan	09.11.2020	1:1250

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

11. **Background Papers**

- 11.1 None.

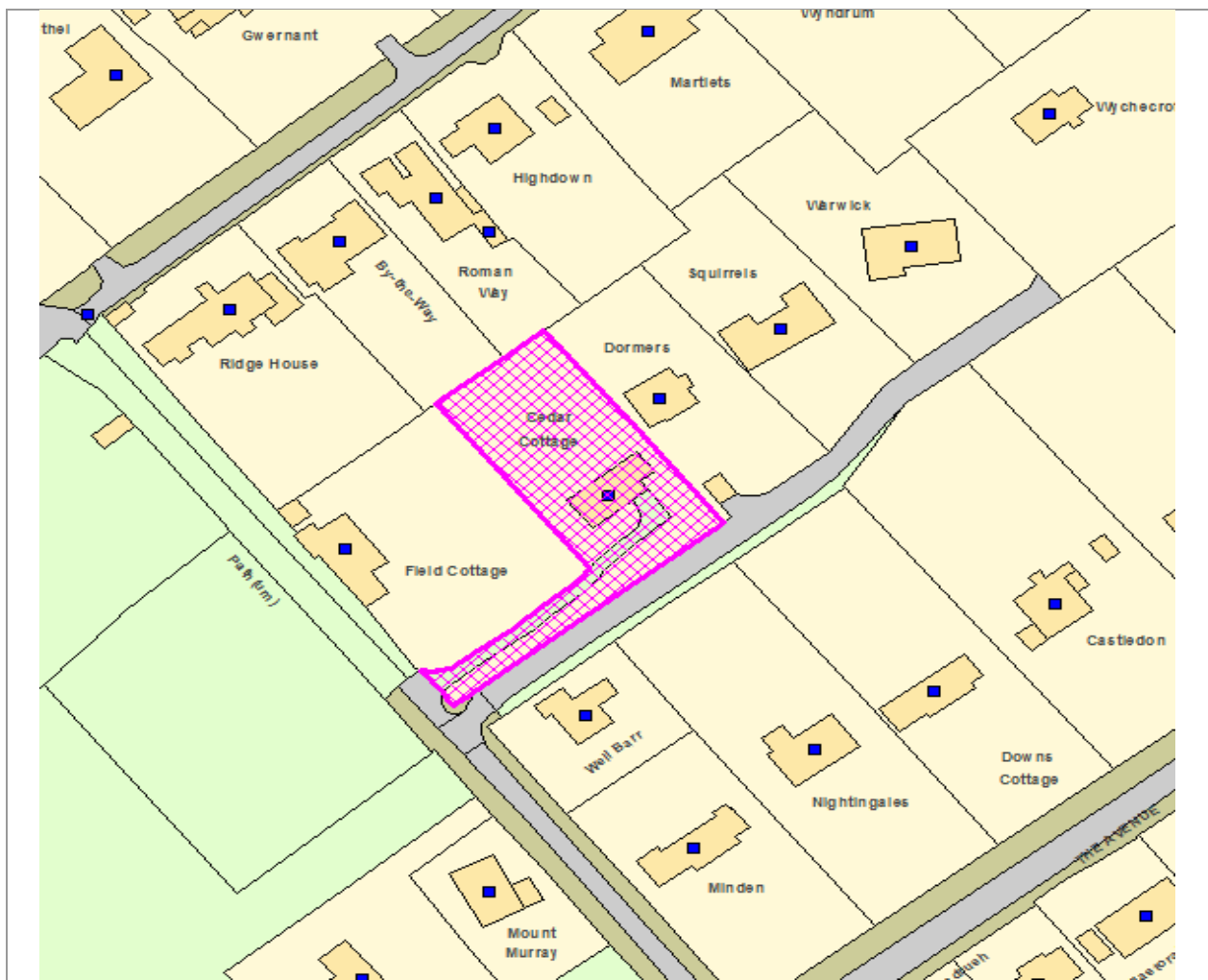
Report to: Planning Applications Committee
Date: 17 February 2021
Application No: SDNP/20/04009/HOUS
Location: Cedar Cottage
Church Lane
Kingston
BN7 3LW

Proposal: Demolition of single storey addition, proposed replacement two-storey side extension with associated landscaping, change to cladding colour, replacement windows and new rooflights, new balcony to south elevation, and new outbuilding.

Applicant: Mrs V Holden
Ward: Kingston Ward
Recommendation: Approve subject to conditions.
Contact Officer: **Name:** Russell Pilfold
E-mail: russell.pilfold@lewes-eastbourne.gov.uk

IMPORTANT NOTE: This scheme is CIL Liable.

Map Location:



1. Executive Summary

- 1.1 The proposed development is acceptable in principle.
- 1.2 Accordingly approval is recommended, subject to conditions.

2. Relevant Planning Policies

2.1 South Downs Local Plan

Core Policy SD2 - Ecosystems Services

Strategic Policy SD5 - Design

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

3. Site Description

- 3.1 The application property is a detached dwelling located on the north-west side of Church Lane, an unmade, private track accessed from The Avenue, Kingston. It sits within a large plot and is set back and above the highway, due to the fall in level from the front of the property. All properties in the immediate vicinity are set within their own large plots, with no uniformity in design. The dwelling itself consists of two prominent gable ended sections, linked by a pitched roof between the two. The elevations are clad in timber with a tiled roof. The property is not a listed building or within a conservation area, but is within the South Downs National Park.

4. Proposed Development

- 4.1 It is proposed to demolish the existing single storey addition to the side and erect a two storey replacement extension, of similar appearance to the existing gable ended projections, with a first floor balcony, repaint the existing cladding and replace the existing windows, and erect a detached garden building adjacent to the existing driveway.

5. Relevant Planning History

- 5.1 LW/09/0243 - Erection of single storey side & rear extensions, conversion of garage to form habitable room, installation of juliet balcony at first floor at front and alterations to retaining wall at front – Approved
- 5.2 LW/76/1330 - Formation of new bedrooms on first floor with single private bathroom. Front porch on ground floor and minor alterations – Approved

6. Consultations

6.1 Kingston Parish Council – Objection

- 6.2 It is accepted that the proposal has been revised following the Planning Officer's comments but it is still felt that the two-storey extension is bulky, substantially enlarging the current building from what was once a small cottage. It is very close to the boundary with the neighbouring property, Dormers, and will substantially affect the light in Dormer's garden.

- 6.3 It is said that the zinc cladding would pick up on the local agricultural setting, but there is little zinc in the area so this seems to be rather far-fetched. Indeed, it is felt by some neighbours that the zinc could be more of a fire risk in direct sunlight than wood cladding.
- 6.4 It is not clear from the plans about the exact site of the proposed one storey outbuilding. It is difficult to judge the height of this but its bulk and proposed colour will have a direct effect on the neighbouring property Well Barr, which enjoys the afternoon sun in the family room. A plan showing the cross sections down the slope would be useful to help judge the impact of the building. On the block plan it appears to cross the site boundary (although this may merely be a drawing issue).
- 6.5 Finally, it is essential that a building management plan could be produced which recognises the particular issues of the site access. The bridle way is very popular with walkers accessing the Downs, children use it to get to and from the village school, as well as delivery vans. We would suggest that any management plan should include: details of the number, frequency and type of vehicles used in the building work; details of how the safety of other users along the bridle way can be protected; details of the routing of vehicles during construction through Kingston; details of how the vehicles will be loaded, unloaded and parked; and details of how the neighbours will be kept informed and engaged.

7. Neighbour Representations

- 7.1 Four objections received from neighbouring properties, which can be summarised as follows:
- Highways issues during construction, due to lack of room for construction vehicles, with the potential to block access for other residents and be dangerous for users of the bridle path.
 - The height of the proposed outbuilding adjacent to Church Lane
 - Ownership Issues relating to the access drive, and the location of services
 - The proposed works would be overbearing, reduce the view of the South Downs, and cause loss of light and privacy issues to the adjoining property, Dormers.
 - The works would be out of keeping with other properties in the immediate vicinity
- 7.2 One letter of support received from a neighbouring property, which comments positively on the location/design/appearance of the proposed scheme, the minimal impact on appearance due to existing lack of uniformity between neighbouring properties, recent work carried out at nearby dwellings and the use of the access for construction purposes, and the location of the proposed outbuilding, which will improve the appearance of the immediate area.

8. Appraisal

- 8.1 The application property is a two-storey detached dwelling set back from the highway. Due to a fall in land height, the properties along this side of Church Lane are all raised above, and prominent within the street scene. Church Lane itself is a private, unmade track, which also serves as a public bridleway. Cedar cottage is accessed from a spur off of the main track, which serves six properties, itself sharing a further access driveway with the property immediately adjacent.
- 8.2 The proposed works include the erection of a two-storey side extension, including balcony to front, and a detached, single-storey garden room/office along the access driveway, along with various repair/improvement works to the main property.
- 8.3 Policy SD31 (Extensions to existing dwellings and provision of annexes and outbuildings) of the South Downs Local Plan governs the size of residential extensions, seeking to keep them to a maximum of a 30% increase in the total floor area of the dwelling. The main driver for this policy is to prevent the loss of small/medium size dwellings across the National Park.
- 8.4 The demolition of the existing, single storey side extension, and erection of a two-storey replacement extension, would only create approx. 7% additional floor space within the main dwelling, well within the amount allowed by policy SD31.
- 8.5 Furthermore, the property would remain a four-bedroom dwelling, and therefore there would be no loss of a small/medium size dwelling, in accordance with Policy SD31. The proposed outbuilding would create a further 24sqm of floor space, but this is not required to be included within the calculation of percentage increase, in accordance with the Technical Advice Note produced by the National Park.
- 8.6 The Parish Council's comment that the proposed extension would convert 'what was once a small cottage' with a bulky extension is therefore, largely, unfounded, being that works would only add an additional 7% to the existing dwelling.
- 8.7 Policy SD31 also states that proposed extensions should respect the established character of the area and not be overbearing or be detrimental to the amenity of nearby residents. Similarly, Policy SD5 (Design) requires development proposals to utilise architectural design which is appropriate and sympathetic to its setting in terms of height, massing, density, roof form, materials, night and day visibility, elevational and, where relevant, vernacular detailing.
- 8.8 The proposed two storey extension replaces an existing single storey addition, which was originally an attached garage, later converted to a habitable room. The footprint of the proposed extension would be slightly smaller than the existing, as the front elevation would be set back. The form/style of the proposed extension largely copies that of the existing 'saw-tooth' gable ended roof form. However, it was requested at pre-application stage, that the roofline and elevation be lower and set back compared to the existing dwelling, so that the proposed extension could be

read as a modern addition, and demarcated from the original dwelling. This advice has been adopted in the submitted design.

- 8.9 The applicant has chosen to clad the proposed extension in zinc. This would be a stark contrast to the existing dark-stained timber cladding, but would also help demarcate it from existing building. There is no uniformity in design or building materials along Church Lane, with a contemporary dwelling recently erected immediately adjacent to the application property. The application property itself is of distinctive appearance, with its two prominent gable ends and wood cladding, and is clearly visible from the access track. However, views to the wider public would be limited, as the access track is only used by those properties situated along it, and the dwelling is not visible from the public bridleway. That being said, the use of zinc to clad the proposed extension would be a positive contribution to the property, enhancing the already unique appearance of the building through the use of sustainable materials. This largely mitigates the objections of the Parish Council, who have objected to the use of zinc to clad the proposed extension. Whilst the material would be unique to this specific area of Church Lane, the varying styles of design and use of materials in the neighbouring properties, and the limited visibility to the wider public, ensures that the use of zinc complies with Policy SD5.
- 8.10 The owners of the neighbouring property, 'Dormers', which is situated immediately adjacent to the proposed extension, have raised concerns regarding the height, massing and style of the extension, and the impact this will have on overshadowing, privacy and the views from their property. Similar concerns have been raised from the Parish Council.
- 8.11 The proposed extension replaces an existing ground floor extension, and so it is only the proposed second-floor/roofline that makes a material difference to the neighbouring property. The roofline is in keeping with the existing roof, in that it has a tall gable, with the roofslope angled away from the neighbouring property. Having visited the neighbouring property, it is clear that, whilst the proposed roof would be clearly visible, the existing roofline is already similarly visible, and there would be minimal impact on the outlook, or loss of privacy/light to the property. From ground floor level, the proposed extension would be largely shielded from view by existing hedging and trees on the boundary, and from second floor level, the extension would only be visible from a spare bedroom. Loss of view cannot be taken into consideration as part of determining an application, however, there would only be a slight loss of a small part of a much wider vista, at an oblique angle from the bedroom window.
- 8.12 Similarly, whilst the proposed extension would be visible in the rear garden of the neighbouring property, it would have little to no impact on the amount of light that would reach what is a sizable sloping rear garden.
- 8.13 Therefore, the objections of both the neighbouring property and Parish Council can largely be assuaged, as the creation of a second floor adjacent to 'Dormers' would have a minimal impact on the residential amenity of the neighbours, in accordance with Policy SD31.
- 8.14 The proposed rooflight to the side and rear window, which would be the only windows with the risk of overlooking to the neighbouring property, are to serve a dressing room and en suite bathroom, and therefore it is

- reasonable to suggest they would be obscure glazed, but this can be secured by condition.
- 8.15 The proposed balcony at first floor level would be situated to the front of the property, overlooking the front garden. Due to existing trees/hedging, there would be no loss of privacy for the neighbouring dwellings.
- 8.16 For the above reasons, the proposed extension is deemed to comply with Policies SD5 and SD31 of the South Downs Local Plan.
- 8.17 Policy SD31 (Extensions to Existing Dwellings and Provision of Annexes and Outbuildings) of the South downs Local Plan allows for the erection of buildings within the curtilage of an existing dwelling, provided they demonstrate that they are required for a use incidental to the use of the host dwelling. Furthermore, Policy SD31 only allows development where there would not be an adverse impact on neighbouring residential amenity and the proposal respects the character of the area.
- 8.18 The proposed out building would be constructed on a strip of land that could currently be described as 'scrubland', located between the access drive to the application property and the access lane to other properties further down. It would consist of a single storey building with a pitched roof, constructed of timber cladding with a tiled roof, with glazing on the northern side facing the garden.
- 8.19 Concerns have been raised by the Parish Council, neighbouring properties and the property on the other side of the access track about the height of the proposed outbuilding against the access track, and also about the ownership of the land it is to be constructed on. The ownership issue is not something it is possible to comment on as part of the planning application, but the applicants have confirmed that the land that the garden building is to be located on sits wholly within the site of Cedar Cottage and is set 0.7-1m from the boundary with Church Lane.
- 8.20 The proposed outbuilding would be set in a location that currently has an 'open feel', in that there are no buildings of any substance located against this part of the access track, when viewed from the bridleway. However, neighbouring properties further down do benefit from garaging at highway level. The impact of the proposed garaging on neighbouring properties would be minimal. The property on the other side of the access track, is some distance from the proposed carport, with it only being visible from the side elevation. It's debatable that they would be able to see the carport from ground floor/rear garden level, due to existing hedging, and so there would be no impact on light that property.
- 8.21 More important is the appearance of the outbuilding from the track itself, and from the adjoining bridleway. As previous mentioned, the access track is only used by those properties located along it, and so the structure would only be visible to the wider public when viewed down the access track, from the adjoin bridleway. Whilst it would encroach on the open feel of this part of the access track, there is little reason to believe this would cause substantial harm to the appearance of the immediate vicinity. The scrubland is not especially attractive and, whilst the proposed building would break up the green hedge line along this part of the track, it would only be a small part of it. The use of cladding and the angle of the pitched

roof would also help soften the impact, creating a sustainable, functional building. Therefore the objections from neighbouring residents and the Parish Council can largely be mitigated, and the outbuilding is deemed to be in accordance with Policy SD31 of the South Downs Local Plan.

- 8.22 The Parish Council and neighbouring residents have raised concerns about construction traffic and the safety of bridleway users, if permission were to be granted. However, as previously mentioned, a new build dwelling has recently been completed next door to the property in question, and this is the property that shares an access track with the application property. Clearly there is room for large vehicles to access the site via the bridleway, although, it may be useful for the applicants to submit a 'Construction Management Plan' prior to the commencement of works, to help mitigate any issues surrounding safety of other bridleway users. This should help address the concerns of residents and the Parish Council, and isn't reason to refuse the application itself.
- 8.23 Policy SD2 (Ecosystem Services) seeks to ensure new development contributes positively to the goods and services that we receive from the natural environment through delivering on a number of different opportunities.
- 8.24 The applicants have committed to installing water butts to collect water from the pitched roofs, for use in the garden, along with the installation of permeable surfacing, creation of a compost heap and selective planting. Therefore the proposal accords with Policy SD2.
- 8.25 The erection of a two storey side extension and detached carport would not impact on neighbouring residential amenity or the wider public, and has the potential to create an impressive addition to an already unique building, in accordance with Policies SD5 (Design), SD2 (Ecosystem Services) and SD31 (Extensions to Existing Dwellings and Provision of Annexes and Outbuildings) of the South Downs Local Plan.

9. Human Rights Implications

- 9.1 The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

10. Crime and Disorder Implications

- 10.1 It is considered that the proposal does not raise any crime and disorder implications.

11. Human Rights Implications

- 11.1 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.

12. Equality Act 2010

- 12.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

13. Proactive Working

- 13.1 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.

14. Recommendation

- 14.1 It is recommended that planning permission be granted, subject to the following conditions.

14.2 Conditions

1. 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 of the Town and Country Planning Act 1990 (as amended).

2. 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.

3. Before the first occupation of the building/extension hereby permitted the new window/windows(s) on the roof slope and first floor level rear elevation shall be fitted with obscure glazing. The window(s) shall be non-opening below 1.7 metres from the finished floor level of the room in which the window is installed. The window(s) shall be permanently retained as such thereafter.

Reason: To safeguard the privacy of the occupiers of the adjoining property.

4. No development shall take place, including any ground works or works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to in full throughout the entire construction period. The Plan shall provide details as appropriate but not be restricted to the following matters:

- the method of access and egress and routeing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway/public safety and the amenities of the area, in accordance with Policy SD5 of the South Downs Local Plan and to

comply with National Policy Guidance contained in the National Planning Policy Framework.

15. 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 & BLOCK PLANS	1614/E/100		21.09.2020	Submitted
Plans - EXISTING GROUND FLOOR PLAN	1614/E/101		21.09.2020	Approved
Plans - EXISTING FIRST FLOOR/ROOF PLANS	1614/E/102		21.09.2020	Approved
Plans - EXISTING SECTIONS	1614/E/103		21.09.2020	Approved
Plans - EXISTING ELEVATIONS	1614/E/104		21.09.2020	Approved
Plans - PROPOSED SITE PLAN	1614/P/100		21.09.2020	Approved
Plans - PROPOSED GROUND FLOOR PLAN	1614/P/101		21.09.2020	Approved
Plans - PROPOSED FIRST FLOOR & ROOF PLANS	1614/P/102		21.09.2020	Approved
Plans - PROPOSED SECTIONS	1614/P/103		21.09.2020	Approved
Plans - PROPOSED ELEVATIONS	1614/P/104		21.09.2020	Approved
Plans - PROPOSED OUTBUILDING DETAILS	1614/P/105		21.09.2020	Approved
Application Documents -	PLANNING SUPPORTING STATEMENT		21.09.2020	Approved
Application Documents -	BASELINE ASSESSMENT CHECKLIST		21.09.2020	Approved

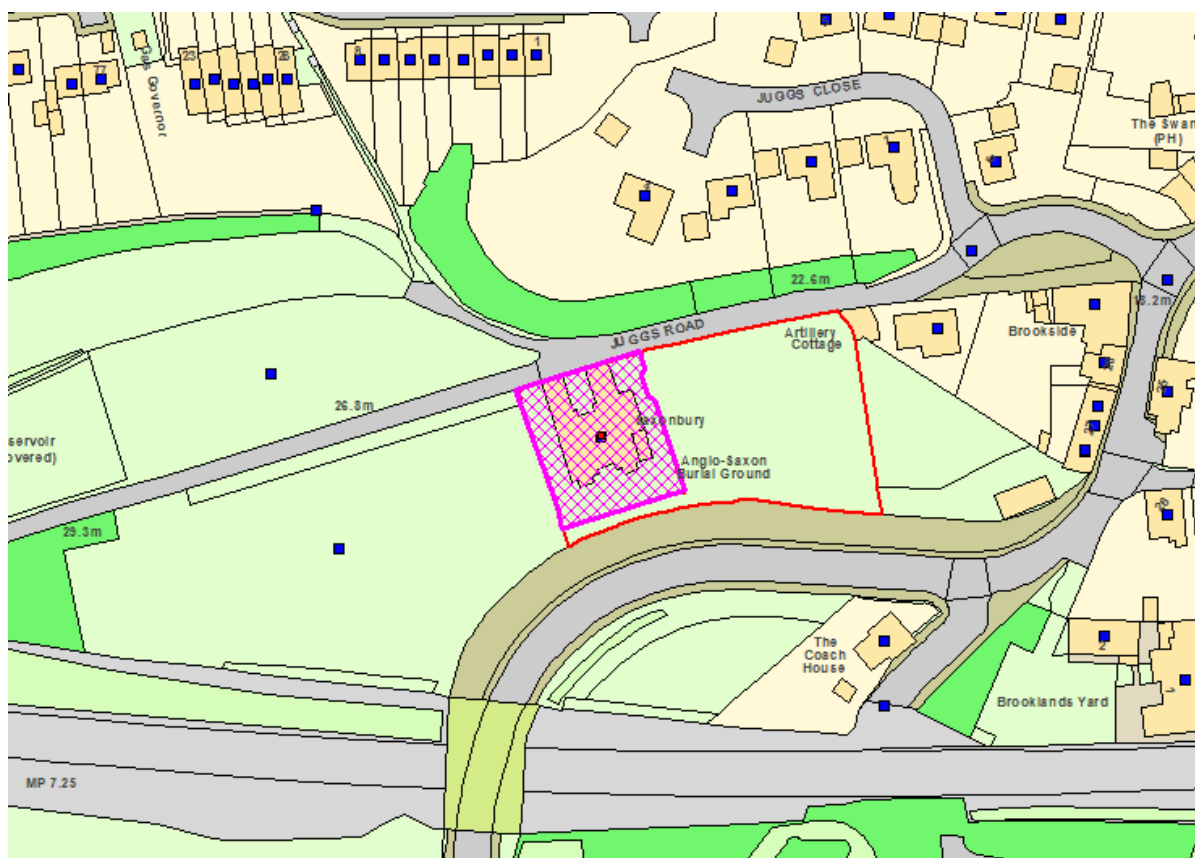
16. Reasons: For the avoidance of doubt and in the interests of proper planning.

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Report to: Planning Applications Committee
Date: 17 February 2021
Application No: SDNP/20/05183/CND
Location: Saxonbury Juggs Road, Lewes
Proposal: Variation of condition 1 of planning application SDNP/18/00908/FUL to include 2no new rooflights to be added to the living/kitchen area on the 2nd floor of the building.
Applicant: Lewes District Council
Ward: Lewes Priory
Recommendation: Approval.
Contact Officer: **Name:** April Parsons
E-mail: april.parsons@lewes-eastbourne.gov.uk

IMPORTANT NOTE: This scheme is CIL Liable.

Map Location:



1. **Executive Summary**

- 1.1 The proposed development is seeking variation of condition 1 of application SDNP/18/00908/FUL to include 2no new rooflights to be added to the living/kitchen area on the 2nd floor of the building.

2. **Relevant Planning Policies**

2.1 National Planning Policy Framework

2.2 South Downs Local Plan

SDLP: – SD2 – Ecosystems services

SDLP: – SD5 – Design

3. **Site Description**

- 3.1 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.

- 3.2 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).

4. **Proposed Development**

- 4.1 Variation of condition 1 of application SDNP/18/00908/FUL to include 2no new rooflights to be added to the living/kitchen area on the 2nd floor of the building.

5. **Relevant Planning History**

- 5.1 SDNP/18/00908/FUL - 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 – Approved
- 5.2 SDNP/19/03808/FUL - Extension of existing car park to provide 12no car parking spaces in total, construction of new detached timber framed bin store, installation of timber framed cycle store, construction of access ramp and steps and construction of retained wall to rear of site – Approved
- 5.3 SDNP/20/01171/DCOND - Discharge of Condition 3 (Written Scheme of Investigation) in relation to planning approval SDNP/18/00908/FUL – Approved
- 5.4 SDNP/20/01173/DCOND - Discharge of Condition 4 (Written Scheme of Investigation) relating to planning approval SDNP/19/03808/FUL – Refused

5.5 SDNP/20/03311/CND - Variation of conditions 1 and 5 of conditionally approved application SDNP/18/00908/FUL, alteration to window arrangement to allow access and tile hanging to second floor – Approved

6. **Consultations**

6.1 Main Town or Parish Council – No comment received

7. **Neighbour Representations**

No neighbour representations have been received.

8. **Appraisal**

8.1 Key Considerations

8.1.1 The main considerations relate to

8.1.2 Design

8.1.3 Neighbour amenity

8.1.4 Impacts on ecosystems services.

8.2 Design

8.2.1 Planning permission is sought to vary the approved drawings from the previously approved application SDNP/18/00908/FUL to include installation of 2no new rooflights to the living/kitchen area on the second floor of the building.

8.2.2 In terms of the scale, form and design, it is considered that the proposal meets the requirements of Policy SD5 of the South Downs Local Plan and would relate to the existing building in visual terms without appearing unduly dominant or discordant, whilst respecting the surrounding character due to its scale and siting, giving rise to a minimal impact.

8.3 Residential amenity

8.3.1 No neighbour representations have been received and the Lewes Town Council have not provided any comments towards the application.

8.3.2 As there are no adjoining neighbours to the property, therefore it is considered that there will be no harm to neighbouring amenity, in terms of overshadowing or loss privacy.

8.4 Impact on ecosystems

8.4.1 The additional rooflights will improve light and ventilation to the living/kitchen areas, fulfilling criteria J of Policy SD2 of the South Downs Local Plan to improve opportunities for peoples' health and wellbeing.

9. **Human Rights Implications**

9.1 The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the

impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

10. Recommendation

10.1 In view of the above the proposed development is considered to be acceptable and approval is recommended subject to conditions

10.2 Conditions

1. 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 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved drawings:

PLAN TYPE	DATE RECEIVED	REFERENCE
Proposed Floor Plan(s)	19 November 2020	WD 22F
Proposed Floor Plan(s)	19 November 2020	WD 23 E
Proposed Elevation(s)	19 November 2020	WD 30 D
Proposed Elevation(s)	19 November 2020	WD 31 D
Proposed Section(s)	19 November 2020	WD 41 D

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

11. Background Papers

11.1 None.