

Report to **Planning Applications Committee**
Date **8 January 2020**
By **Director of Planning**
Local Authority **Lewes District Council**
Application Number **SDNP/19/04830/FUL**
Applicant **Mr Adeola Oke**
Application **Replacement of existing single-glazed timber framed windows with double-glazed, PVCu units**

Address **Reed Court
38 Boughey Place
Lewes
East Sussex**

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

1 Executive Summary

1.1 The application relates to replacement windows to a block of flats in Lewes.

2 Proposal

2.1 This application seeks consent to replace the existing single glazed timber framed windows with double glazed UPVC windows.

3 Relevant Planning History

3.1 None relevant.

4 Consultations

4.1 Parish Council Consultee: No comment.

5 Representations

5.1 None received.

6 Planning Policy Context

6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **South Downs Local Plan 2014-2033** and any relevant minerals and waste plans. Other plans considered:

- Lewes Neighbourhood Plan

6.2 The development plan policies and other material considerations considered relevant to this application are set out in section 7, below:

6.3 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.

6.4 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**

7.1 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), updated February 2019. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

7.2 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 are considered to accord fully with the objectives of the NPPF, full regard to which has been given during the consideration of this application.

The following policies of the **South Downs Local Plan** are relevant to this application:

- Strategic Policy SD5 – Design
- Development Management Policy SD14 - Climate Change Mitigation and Adaptation of Historic Buildings
- Core Policy SD2 - Ecosystems Services

7.3 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 following adoption of the SDNP Local Plan.

The following Policies and Outcomes are of particular relevance to this case:

- General Policy 50

8 **Planning Assessment**

8.1 This application requires a Committee decision as the application has been submitted by Lewes District and Eastbourne Borough Councils.

8.2 It is proposed to replace the single glazed timber framed windows with double glazed UPVC frames. The windows have been designed to match the appearance and opening style of the existing windows. The majority of the other properties in Court Road have had replacement UPVC windows.

- 8.3 The proposed windows will be more energy efficient than the existing windows to mitigate climate change, and will also require significantly less maintenance, therefore for these reasons it would accord with SD02 (Ecosystems Services) & SD14 (Climate Change Mitigation) policy of the South Downs Local Plan.
- 8.4 No objections have been received from neighbours, and the Lewes Town Council had no comments in regards to the application.
- 8.5 It is considered the proposals will not have a negative impact on the character of the property and the surrounding area, in accordance with Policies SD2 (Ecosystem Services), SD5 (Design) and SD14 (Climate Change Mitigation) of the South Downs Local Plan.
- 8.6 The development is not considered to be contrary to the South Downs National Park Partnership Management Plan, which is the over-arching strategy document for the management of the South Downs National Park, and accords with Policy 50 which deals with housing, design, and supporting balanced communities.

9 Conclusion

- 9.1 It is recommended that planning permission be granted.

10 Reason for Recommendation and Conditions

- 10.1 It is recommended that the application be approved for the reasons and subject to the conditions set out below:

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 (1) of the Town and Country Planning Act 1990 (as amended)/ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 10.2 2. **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.

- 10.3 3. **Colour of windows**

The proposed windows will be in matching brown colour to the existing windows, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the special character, architectural interest and integrity of the building is preserved having regard for Policy SD5 (Design) of the South Downs National Park Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2018.

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.

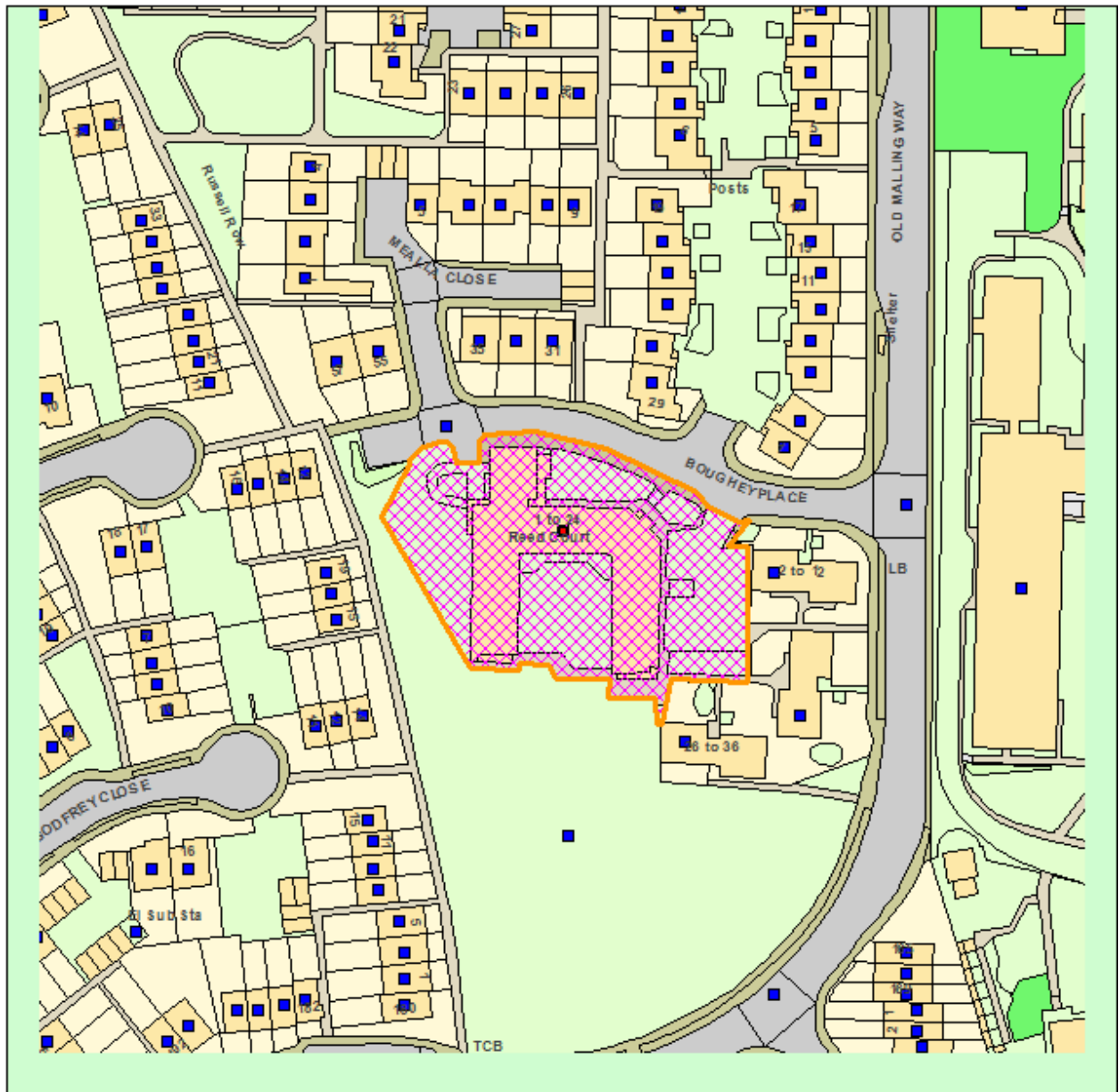
13. Equality Act 2010

- 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

- 14.1 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.

Site Location Map



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