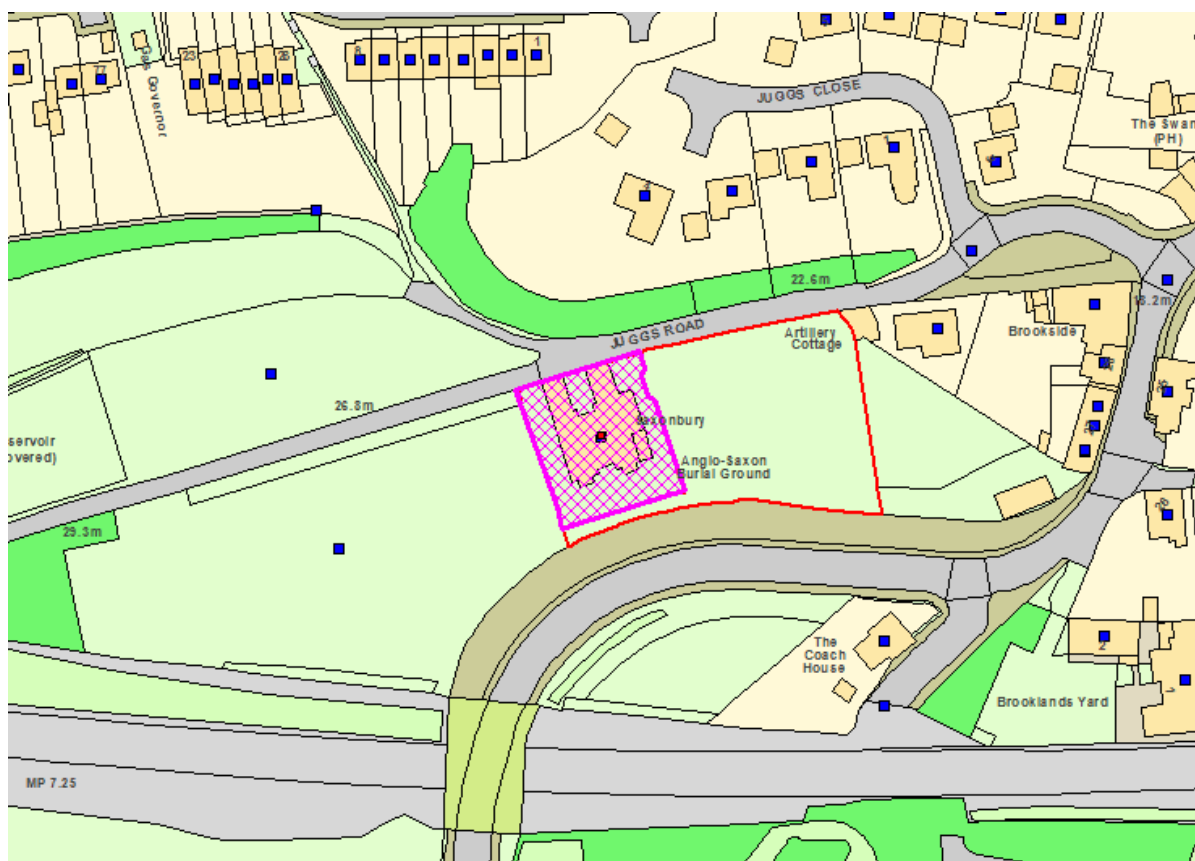


Report to: Planning Applications Committee
Date: 17 February 2021
Application No: SDNP/20/05183/CND
Location: Saxonbury Juggs Road, Lewes
Proposal: Variation of condition 1 of planning application SDNP/18/00908/FUL to include 2no new rooflights to be added to the living/kitchen area on the 2nd floor 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.