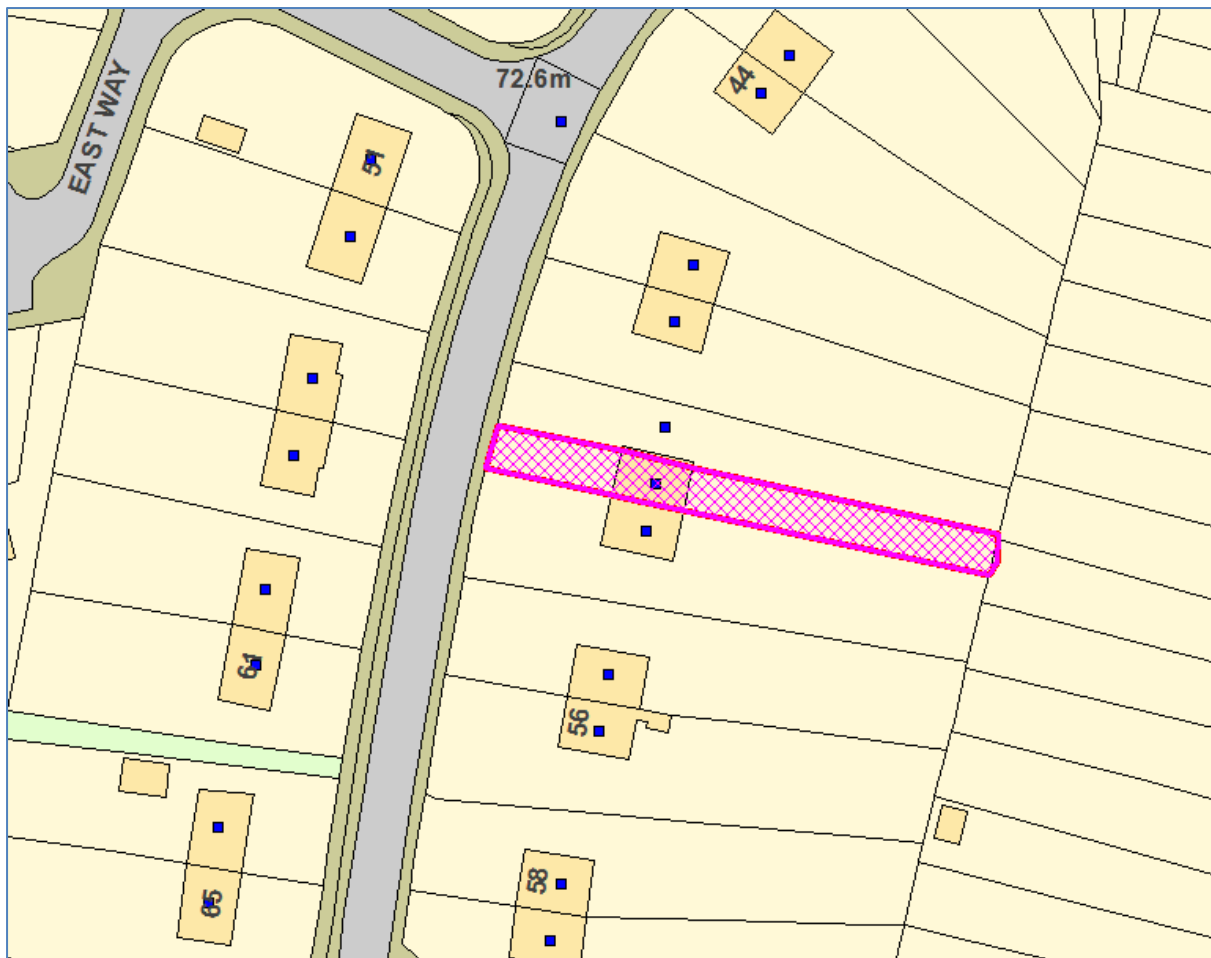


Report to: Planning Applications Committee
Date: 11 October 2023
Application No: SDNP/21/02127/HOUS
Location: 50A North Way, Lewes, BN7 1DJ
Proposal: S.73 retrospective application for erection of outbuilding to front.
Applicant: Ms I Makepeace
Ward: Lewes Priory
Recommendation: 1. It is recommended that the application be approved subject to the conditions set out below.
Contact Officer: **Name:** Chris Wright
E-mail: christopher.wright@lewes-eastbourne.gov.uk

IMPORTANT NOTE: This scheme is CIL Liable.

Site Location Plan:



1	Executive Summary
1.1	A detached outbuilding has been built in the front garden of the property and this application seeks planning approval retrospectively.
1.2	The development is, in this particular case, considered acceptable in terms of design, impact on the street scene, and the effect on neighbour amenity.
1.3	Approval is recommended subject to a condition requiring planting to be maintained at a height of at least 2m along the front boundary, in order to screen views of the cycle storage from the street.
2.	Relevant Planning Policies
2.1	<u>National Planning Policy Framework</u> 2. Achieving sustainable development 4. Decision making 8. Promoting healthy and safe communities 11. Making effective use of land 12. Achieving well-designed places 14. Meeting the challenge of climate change, flooding, and coastal change
2.2	<u>South Downs Local Plan 2019</u> Core Policy SD1 - Sustainable Development Core Policy SD2 - Ecosystems Services Strategic Policy SD5 - Design Strategic Policy SD9 - Biodiversity and Geodiversity Strategic Policy SD19 - Transport and Accessibility Strategic Policy SD20 - Walking, Cycling and Equestrian Routes Development Management Policy SD31 - Extensions to existing dwellings, and provision of annexes and outbuildings
2.3	<u>Lewes Neighbourhood Plan</u> LE1 – Natural Capital LE2 – Biodiversity PL2 – Architecture and Design AM1 – Active travel networks

3.	Site Description
3.1	The application site is occupied by a dwelling located on the eastern side of North Way, a short distance south of the junction with East Way.
3.2	Originally a semi-detached house, the property was extended in the late 1990s and granted permission for a vertical sub-division in order to form two dwellings in 2008.
3.3	The property is not listed, and the site is not in a Conservation Area, although it is within the South Downs National Park.
3.4	The property lies within the Planning Boundary of Lewes.

4.	Proposed Development
4.1	<p>The application seeks planning permission retrospectively for the construction of a timber storage unit in front of the house, which is used to store bikes.</p> <p>The storage unit is positioned 9.2m in front of the principal elevation to the house and 1.15m back from the edge of the public footway along the eastern side of North Way. The shed has a green roof and measures 2.2m in height at each end, owing to the slope of the roof matching the sloping of natural ground level, which drops away from the front boundary to the house itself.</p> <p>Having a square footprint, the shed is approx. 2m wide and 2m deep.</p>

5.	Relevant Planning History:
5.1	LW/08/0126 - Sub-division of existing house into two x two-bedroom houses. Approved 20 June 2008.
5.2	LW/97/1001 - Two storey side extension. Approved 5 August 1997.

6.	Consultations:
6.1	Lewes Town Council Support

7.	Other Representations:
7.1	<p>Representations have been received from 46, 51, 53 and 57 North Way, in support of the application for the reasons summarised as follows:</p> <ul style="list-style-type: none"> • Encourages cycling. • Well designed • Unobtrusive

	<ul style="list-style-type: none"> • Green roof • Should be in every front garden. • More accessible and convenient than keeping bikes in the house or back garden
7.2	<p>A letter in support has also been received from 50A North Way, summarised as follows:</p> <ul style="list-style-type: none"> • Bicycle is stored securely near top of path so easy to use. • Protects bike from weather. • Ease of access permits frequent use of bike and less use of van. • Shed looks nice with green roof. • Shed cannot be seen from street.
7.3	<p>Friends of Lewes - Neutral.</p> <p>The Friends of Lewes are concerned about the proliferation of small structures and storage facilities within gardens to the front of properties, which could have an adverse impact on the street scene.</p> <p>However, the Society appreciates that in this case the existing building for cycle storage is currently hidden from view by a substantial established hedge. The Society would therefore like to suggest that if this retrospective application is approved, that a planning condition is required in order to ensure that the existing hedge is retained in order to continue to screen the structure.</p>

8.	Appraisal:
8.1	<p><u>Key considerations</u></p> <p>The main considerations for this application are:</p> <ul style="list-style-type: none"> • Visual impact • Impact on neighbour amenity • Ecosystem services
8.2	<p><u>Visual Impact</u></p> <p>As part of a sustainable transport strategy aiming to reduce emissions, pollution and congestion, cycling is encouraged throughout the district and is a green alternative to fossil fuel powered private vehicles.</p> <p>The design Supplementary Planning Document (SPD) adopted by the South Downs National Park in 2022, states at paragraph C.8.1.22:</p> <p>Cycle parking in residential development should be designed to make it at least as convenient and attractive for residents to use cycles as a car when making local journeys. Storage should be as near to the street as possible. This could be integrated into the main building, in garages or in bespoke standalone storage, if located discreetly. The design of storage</p>

	<p>structures should be high quality and consistent with the overall design concept for the site/development.</p> <p>In this case the position of the bike shed is convenient and near to the street and as a standalone structure it is considered to be located discreetly due to the mitigating factors including the ground level dropping away from street level, the modest proportions and height of the shed, the green roof, and the screening offered by existing vegetation and hedge on the front boundary, which filters and obscures views of the shed.</p> <p>In this particular instance the development is considered to be compliant with the Design SPD and policy SD5 of the Local Plan, as well as policy PL2 of the Lewes Neighbourhood Plan.</p> <p>However, it is remarked that building structures in front of a house, thereby breaching the building line, can in many cases detract from the principal elevation of a property and have an adverse visual impact on the street scene, which can potentially become cluttered and lose the consistency, uniformity and attractive qualities of an uninterrupted residential façade characterised by open front garden spaces. As stated above this is not the case with this proposal.</p>
8.3	<p><u>Impact on neighbour amenity</u></p> <p>The cycle shed is likely to be used only when retrieving and putting away bicycles. It is not a habitable space and is considered unlikely to adversely affect residential amenity by way of loss of privacy. In addition, the modest size of the shed and the distance away from neighbouring houses means it would not cause overshadowing or have an overbearing impact.</p>
8.4	<p><u>Ecosystem services</u></p> <p>The planning statement submitted by the applicant conveys that the shed is built from recycled materials including English larch and salvaged aluminium. The roof is a living sedum roof (a green roof), and a water butt collects rainwater runoff. The use of the shed is for sustainable purposes.</p> <p>These measures are considered to meet the requirements of policies SD2 and SD9 of the Local Plan.</p>
8.5	<p><u>Human Rights Implications:</u></p> <p>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 considered fully in balancing the planning issues; and furthermore, the proposals will not result in any breach of the Equalities Act 2010.</p>

9.	Recommendations
9.1	It is recommended that the application be Approved subject to the conditions set out below.

10.	Conditions:
10.1	<p>Approved Plans</p> <p>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".</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>
10.2	<p>Front Boundary Planting</p> <p>Planting to a height of at least 1.8m shall be maintained along the front boundary of the site until the storage shed hereby permitted is removed from the site.</p> <p>Reason: In the interests of visual amenity and safeguard the character of the street scene.</p>

11.	Plans:
11.1	This decision relates solely to the following plans:

	<u>Plan Type</u>	<u>Date Received</u>	<u>Reference:</u>
	PLANS	05.07.2023	GARDEN PLAN
	PLANS	05.07.2023	PLANS AND ELEVATIONS
	PLANS	16.06.2023	BLOCK PLAN
	PLANS	16.06.2023	LOCATION PLAN

12.	Appendices
12.1	None.

13.	Background Papers
13.1	None.