

Report to: Planning Applications Committee

Date: 9 October 2024

Application No: LW/24/0467

Location: 4 - 7 Hythe Close, Seaford, East Sussex, BN25 3UD

Proposal: Application for Full Planning Permission for replacement of existing windows and patio doors, and the uPVC infill panels

Applicant: E Obadimu, on behalf of Lewes District Council

Ward: Seaford East

Recommendation: It is recommended that the application be Approved subject to the conditions set out below.

Contact Officer: **Name:** Ella Rigluth
E-mail: ella.rigluth@lewes-eastbourne.gov.uk

Site Location Plan:



1	Executive Summary
1.1	4-7 Hythe Close is a two storey building, on the south side of Hythe Close, off Hythe Crescent, on the eastern edge of Seaford. It is not within a Conservation Area or Area of Established Character, nor is a Listed Building. It is not subject to any relevant planning designations.
1.2	The replacement of windows is required as they have reached the end of their useable life.
1.3	Seaford Town Council support the application. One objection was received from an occupant.
1.4	Application is going to committee as the building is council-owned.
1.5	Approval is recommended subject to conditions.
2.	Relevant Planning Policies
2.1	<u>National Planning Policy Framework</u> 12. Achieving well-designed places
2.2	<u>Lewes District Local Plan Part 1</u> CP11 Built and Historic Environment & Design
2.3	<u>Lewes District Local Plan Part 2</u> DM25 Design
2.4	<u>Seaford Neighbourhood Plan</u> SEA2 Design

3.	Site Description
3.1	4-7 Hythe Close is a two storey building, on the south side of Hythe Close, off Hythe Crescent, on the eastern edge of Seaford. It is not within a Conservation Area or Area of Established Character, nor is a Listed Building. It is not subject to any relevant planning designations. It is brick built, with full height upvc infill panels where the windows and doors are located.
3.2	No proposed changes to access. The building is made up of 4 flats.
3.3	The building not subject to any relevant planning designations.

4.	Proposed Development
4.1	It is proposed to replace the existing windows and infill panels on the front and rear elevations of the building. The existing panels and fenestration are upvc. These will be replaced with double glazed upvc windows and

	similar infill panels. The window pattern and panels will be similar in design.
--	---

5.	Relevant Planning History:
5.1	None.

6.	Consultations:
6.1	<p>Seaford Town Council</p> <p>Supports the application, however, noted that in order for the Committee to make an informed decision, future applications should include more information, such as actual U-values for the proposed windows.</p>

7.	Other Representations:
7.1	<p>One objection was received from an occupant of the building, stating the below.</p> <p><i>My understanding is it's 3 months of major structural work to include cavity wall insulation replacement and roof repointing that severely impacts the residents but we are expected to remain here. These panels are the only thing holding the building up and are cemented in to concrete floors and ceilings that contain asbestos. Also these panels are in fact our property walls that you are planning to remove. Why has no one considered replacing cold uninsulated sub standard pvc panels with actual bricks and windows. Where is the cost/budget proposals for this and where is the funding sourced from. All the properties are in urgent need of internal refurbishment in bathrooms and kitchens but we are told there's no money for this. At the very least we would like visibility of the plans to assess if any changes will be made and the option to reside somewhere else during these works. How is it practical for residents with serious health conditions to live in a building site for months.</i></p> <p>Response to objection: The objection was responded to, with the applicant stating that it is not structural works and would take no longer than 2 weeks, with little disturbance to the flats internally, with no need for tenants to be decanted. They stated that all replacements will have increased thermal energy performance and accord with Building Regulations. The plans and elevations were for planning purposes, to show any external changes.</p>

8.	Appraisal:
8.1	The main consideration of this application is the impact on the character of the building and surrounding area.

8.2	<p><u>Design and Appearance</u></p> <p><u>Impact on the Conservation Area and listed building(s)</u></p> <p>The application seeks to replace the windows due to their deteriorated state and to improve the thermal efficiency of the property. Detailed drawings of the proposed windows have been provided as part of the application.</p> <p>All new windows will match the style of other existing windows on the property.</p> <p>The property as existing has UPVC panels and windows/doors and the colour and style of the panels and fenestration are to be in a similar design.</p> <p>Therefore, the proposed replacements are not considered to impact upon the character of the building or surrounding area.</p> <p>Therefore, the proposed replacement windows, doors and panels are considered acceptable as they are very similar in appearance to the existing.</p> <p><u>Residential Amenity</u></p> <p>There will be no impact on residential amenity.</p> <p><u>Sustainability</u></p> <p>The new units will improve the thermal performance of the building, reducing heat loss through double glazing, reduced draughts and improve energy efficiency.</p> <p><u>Conclusion</u></p> <p>It is considered that the replacement windows, would improve the appearance of the building, as well as energy efficiency, without impacting upon the character of the building or surrounding area.</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>External materials</p> <p>All external finishes shall be in accordance with details provided on the approved plans unless where otherwise agreed in writing with Local Planning Authority.</p> <p>Reason: In the interest of visual amenity and sustainability in accordance with LLP1 policy CP11, LLP2 policy DM25, para. 130 of the NPPF.</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	16.07.24	SP-0481.01 - Existing Block Plan and Site Location Plan
	PLANS	16.07.24	SP-0481.02 - Existing Elevations
	PLANS	16.07.24	SP-0481.03 - Existing Window Schedule
	PLANS	16.07.24	SP-0481.04 - Proposed Elevations
	PLANS	16.07.24	SP-0481.05 - Proposed Window Schedule
	APPLICATION DOCUMENTS	16.07.24	Specification Guide
	APPLICATION DOCUMENTS	16.07.24	Design & Access Statement

12.	Appendices
12.1	None.

13.	Background Papers
13.1	None.