

Report to: Planning Applications Committee

Date: 8 January 2025

Application No: LW/24/0702

Location: Valley Court, Valley Road, Newhaven, East Sussex

Proposal: Replacement fenestration at all elevations.

Applicant: E Obadimu, on behalf of Lewes District Council

Ward: Newhaven North

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

Contact Officer: **Name:** James Emery
E-mail: james.emery@lewes-eastbourne.gov.uk

Site Location Plan:



1	Executive Summary
1.1	Valley Court is a two storey council owned building which is located on the eastern side of Valley Road in Newhaven. 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	Newhaven Town Council offered no objection to the proposed development.
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>Newhaven Neighbourhood Plan</u> D1 Promoting Good Design

3.	Site Description
3.1	The application property is a two-storey council-owned building, on the eastern side of Valley Road in Newhaven. 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 a number of 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	Newhaven Town Council - No Objection.

7.	Other Representations:
7.1	None.

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>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>
8.3	<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> <p><u>Informative</u></p> <p>Applicant is requested to investigate options regarding sourcing recycled uPVC windows and doors to utilise in the proposed development (rear ground floor windows).</p>
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11.	Plans:
11.1	This decision relates solely to the following plans:

	<u>Plan Type</u>	<u>Date Received</u>	<u>Reference:</u>
	PLANS	07.11.24	3414 01 - Location and Block Plans
	PLANS	07.11.24	3414 02 - Existing Front and Side Elevations
	PLANS	07.11.24	3414 03 - Existing Rear and Side Elevations
	PLANS	07.11.24	3414 04 - Existing Window Elevations
	PLANS	07.11.24	3414 05 - Existing Window Elevations
	PLANS	07.11.24	3414 06 - Proposed Front and Side Elevations
	PLANS	07.11.24	3414 07 - Proposed Rear and Side Elevations
	PLANS	07.11.24	3414 08 - Proposed Window Elevations
	PLANS	07.11.24	3414 09 - Proposed Window Elevations
	PLANS	07.11.2024	OPT-CH-03 - Standard Window Details

12.	Appendices
12.1	None.

13.	Background Papers
13.1	None.