

Report to: Planning Applications Committee

Date: 5 February 2025

Application No: LW/24/0701

Location: 43-46 Hanson Road, Newhaven, East Sussex, BN9 9EQ

Proposal: Application for Full Planning Permission - Replacement of existing windows and doors to flats 43-46.

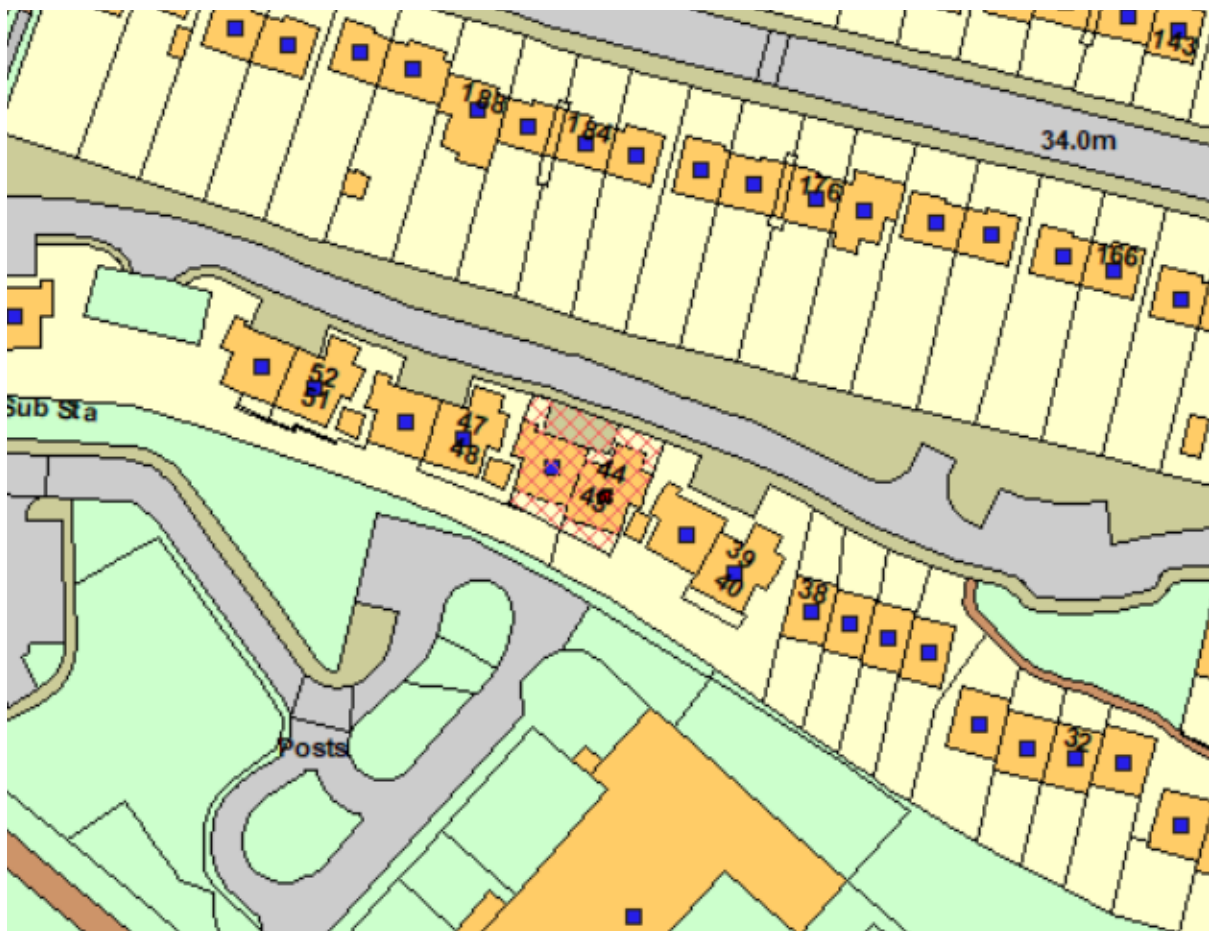
Applicant: E Obadimu, on behalf of Lewes District Council

Ward: Newhaven South

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

Contact Officer: **Name:** Ella Rigluth
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Site Location Plan:



1	Executive Summary
1.1	43-46 Hanson Road is a two storey building, on the south side of Hanson Road, on the western edge of 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 gave no objection. No representations were received from neighbours.
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

3.	Site Description
3.1	43-46 Hanson Road is a two storey building, on the south side of Hanson Road, on the eastern edge of 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 upvc windows and doors.
3.2	No proposed changes to access. The building is made up of residential units.
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 doors on all elevations of the building. The existing fenestration are upvc which will be replaced with double glazed upvc windows. The window pattern and panels will be similar in design.

5.	Relevant Planning History:
5.1	None.

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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 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. Proposed windows will meet or exceed u-values required within Part L and use a UK based window supplier.</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	<u>Human Rights Implications:</u>

	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.
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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>
10.3	<p>Recycling</p> <p>All waste material arising from the works hereby approved shall be reused or recycled where practicable and disposed of responsibly where not.</p> <p>Reason: In the interest of waste minimisation and sustainability in accordance with LLP1 policy CP11 and LLP2 policy DM25.</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	07.11.2024	3413 01 - Existing Block Plan and Site Location Plan
	PLANS	07.11.2024	3413 02 - Existing Elevations
	PLANS	07.11.2024	3413 03 - Existing Window Elevations
	PLANS	07.11.2024	3413 04 - Proposed Elevations
	PLANS	07.11.2024	3413 05 - Proposed Window Elevations
	PLANS	07.11.2024	OPT-CH-03 - Standard Window Details
	PLANS	07.11.2024	OPT-CH-SO-TBT-01 - Optima TBT
	PLANS	07.11.2024	Noise Impact Assessment
	PLANS	07.11.2024	Design & Access Statement
	APPLICATION DOCUMENTS	07.11.2024	PATIO-2-PANE-01 - 2 Pane Patio Door - Standard
	APPLICATION DOCUMENTS	07.11.2024	Sustainability Checklist for Minor Developments

12.	Appendices
12.1	None.

13.	Background Papers
13.1	None.