

Report to: Planning Applications Committee
Date: 5 February 2025
Application No: LW/24/0642
Location: 30-36 Southdown Avenue, Peacehaven
Proposal: Replacement windows to 4no. Flats.
Applicant: Lewes District Council
Ward: Peacehaven East
Recommendation: Approve subject to conditions.
Contact Officer: **Name:** James Smith
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IMPORTANT NOTE: This scheme is CIL Liable.
Site Location Plan: (Below)



1	Executive Summary
1.1	The application comprises cosmetic works only, with existing window frames and glazing being replaced by new frames and glazing of the same dimensions and positioning. It is therefore considered that the proposed works would result in negligible visual impact save for an improvement in the appearance of the building, and would also provide a clear benefit in improving thermal efficiency and sound proofing within the building.
1.2	The application has been brought to committee due to Lewes District Council being the applicant.

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 12. Achieving well-designed places 14. Meeting the challenge of climate change, flooding and coastal change
2.2	<u>Lewes Local Plan Part 1 (LLP1)</u> CP11 – Built and Historic Environment & Design CP14 – Renewable and Low Carbon Energy
2.3	<u>Lewes Local Plan Part 2 (LLP2)</u> DM23 – Noise DM25 – Design
2.4	<u>Emerging Peacehaven and Telscombe Neighbourhood Plan (PTNP):</u> PT1 - High Quality Design PT5 - Sustainable Design

3.	Site Description
3.1	This application relates to four flats, sited within a two storey, pitched roof building of fairly traditional appearance, located on the western side of Southdown Avenue in Peacehaven. The building is set back from the road behind a low wall, with two flats having entrances to the front, and two to the sides either end of the block. All windows are installed within the front and rear elevations, with the only openings to the side of the buildings being the doors used to access upper floor flats.

3.5	There are no specific planning designations or constraints attached to the site or the immediate surrounding area.
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4.	Proposed Development
4.1	The application seeks permission to replace all existing window frames and glazing with new white uPVC framed windows that would be of matching size and installed in the same positions.

5.	Relevant Planning History:
5.1	No relevant site history.

6.	Consultations:
6.1	Peacehaven Town Council The application was supported by committee.

7.	Other Representations:
7.1	None received.

8.	Appraisal:
8.1	<p><u>Key Considerations:</u></p> <p>Sec 38 (6) of the Planning Compulsory Purchase Act 2004 requires that regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p> <p>The NPPF also advises that there is a presumption in favour of sustainable development.</p> <p>The main considerations relate to impact of the proposed development upon visual, environmental and residential amenity.</p>
8.2	<p><u>Principle of Development</u></p> <p>LLP2 policies DM25 and DM28 support alterations to buildings where they are sympathetic to the character and appearance of the surrounding area and integrate effectively with the existing building. DM25 (3) specifically refers to external finishing, supporting the use of 'high quality, durable and sustainable materials of an appropriate texture, colour, pattern and appearance that will contribute positively to the character of the area.'</p>

	The proposed works are therefore acceptable in principle and the application will be assessed in the context of the policy criteria set out above.
8.3	<u>Design and Impact Upon Character of the Surrounding Area</u> The replacement windows would be of the same size and colour (white) as the existing so there would be no discernible impact on the character of the building or area, other than perhaps an improvement as the windows are upgraded.
8.4	<u>Impact Upon Amenities of Neighbouring Residents</u> The windows are to be installed in the same position as existing windows and, therefore, any outlook towards neighbouring properties would be as per existing, long-established views.
8.5	<u>Living Conditions</u> It is considered that the proposed works would improve living conditions provided within the building by increasing thermal efficiency and also providing better sound insulation.
8.10	<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.
8.11	<u>Conclusion.</u> It is considered that the proposed development complies with relevant planning policies and should therefore be approved.

9.	Recommendations
9.1	Approve subject to the conditions listed below.

10.	Conditions:
10.1	Time Limit The development hereby permitted shall be begun within three years from the date of this permission. Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).
10.2	External Materials All external finishes shall be in accordance with details provided on the approved plans unless where otherwise agreed in writing with Local Planning Authority.

	Reason: In the interest of visual amenity and sustainability in accordance with LLP1 policy CP11, LLP2 policy DM25, para. 135 of the NPPF.
10.3	<p>Construction Waste</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:
12.1	This decision relates solely to the following plans:

	<u>Plan Type</u>	<u>Date Received</u>	<u>Reference:</u>
	Existing Block Plan and Location Plan	11.10.2024	3412-01
	Proposed Ground and First Floor Plans	11.10.2024	3412-05A
	Proposed Elevations	11.10.2024	3412-06A
	Proposed Windows	11.10.2024	3412-07A

12.	Appendices
12.1	None.

13.	Background Papers
13.1	None.