

Report to **Planning Applications Committee**
Date **3 April 2019**
By **Director of Planning**
Local Authority **Lewes District Council**
Application Number **SDNP/18/03306/FUL**
Applicant **Mr Chris Morrell**
Application **Erection of new 2-bedroom detached dwelling on land adjacent to Holdings Farm (amended plans).**
Address **Holdings Farm
The Street
Kingston
Lewes
East Sussex
BN7 3NT**

Recommendation: That the application be approved for the reasons and subject to the conditions set out in paragraph 10 of this report.

IMPORTANT NOTE: This application is liable for Community Infrastructure Levy.

Executive Summary

On balance, approval is recommended.

1 Site Description

1.1 The application site is located on the southern side of The Street, within Kingston village, opposite The Juggs public house. The site is occupied by a semi-detached dwelling which has been extended to the side and which was originally built in the early 1970s. The property has a relatively shallow back garden and a larger garden area to the side, adjacent to the driveway alongside Holdings Old Farmhouse, which is Grade II Listed.

1.2 The property is not part of an agricultural use or farm. There is a continuing agricultural use behind the application site, but this is now separate.

1.3 The existing house is not listed, but it is situated within the Kingston Conservation Area and is within the South Downs National Park (SDNP) designation. The site lies within the designated Planning Boundary for the village.

2 Proposal

2.1 The application seeks planning permission to build a detached dwelling house within a plot formed by the side garden of the existing house.

2.2 The plot is to be 10m in width and 30m from front to back, including the parking area proposed in front of the side extension to the existing semi-detached dwelling.

2.3 The proposed dwelling would align with the front elevation of the existing house, and would be set back from the façade of neighbouring Holdings Old Farmhouse. The new dwelling would be between 5.5m and 7.1m in width and 11.7m from front to back. The development would retain a gap of just under 2m to the site boundary with Holdings Old Farmhouse to the west, and retain a gap of 4m between the new dwelling and the existing house, Holdings Farm to the east. The back garden to the proposed development would be approximately 5m in length.

2.4 The proposed configuration of the dwelling is to be bedroom and bathroom on the ground floor with open plan kitchen, living and dining room at the rear; and a master bedroom with en-suite on the first floor. The majority of the first floor space is proposed to be a high-ceilinged space over the rear living areas on the ground floor.

2.5 In terms of elevations, the dwelling would have a pitched roof with barn-ends front and rear, and the eaves height would be a single storey level, lining up with those of the existing house, Holdings Farm and the eaves height sitting below the hedge to the boundary with Holdings Old Farmhouse. The entrance to the property is to be on the side elevation and there would be two windows on the front elevation, a single rooflight on the easterly roof slope and the westerly roof slope, with patio doors and a window on the rear elevation.

3 Relevant Planning History

SDNP/14/05956/DCOND - Discharge of condition 2 relating to planning approval

SDNP/14/00638/HOUS. Approved 10 December 2014.

SDNP/14/00638/HOUS - Erection of a two storey side extension. Approved 9 April 2014.

SDNP/14/04289/DCOND - Discharge of conditions 1 and 3 relating to planning approval

SDNP/14/00638/HOUS. Approved 2 September 2014.

E/70/0689 - Semi-detached house with garage. No objection.

E/68/0245 - Proposed new farmhouse. No objection.

4 Consultations

Parish Council Consultee

Kingston Parish Council objects to this Application.

Planning Applications for future development within the Kingston Conservation Area are assessed with reference to a number of documents including the April 2007 Kingston Conservation Area Character Appraisal (KCACA) which was specifically prepared to provide a firm basis for assessments (section 2.3), We are also mindful of the strategic policies in the draft South Downs National Park Authority (SDNPA) Local Plan. Considering these reference documents, our objection is based on the following concerns:

1. The proposed development would create further infill on the land surrounding Holdings Old Farmhouse whereas Section 1.2 of the KCACA recommends that the conservation area is protected from further infill development,

2. The proposed development would be on the main garden area of the dwelling Holdings Farm whereas Section 8.1 of the KCACA recommends that generally there should be a presumption in favour of retaining existing gardens,

3. Were the development to take place, the size of the existing garden of Holdings Farm would be hugely reduced and the new dwelling would also have limited garden space with the front largely taken up by car parking and the rear space being very modest. These changes would be inconsistent with Section 5.32 of the SDNPA Local Plan which states that high quality garden space should be provided for residential occupiers of a size and nature that benefits future occupiers' needs, for example families with children,

4. The proposed new house would be constructed of horizontal unpainted wood cladding with a zinc roof whereas Section 8.2 of the KCACA recommends that the District Council should ensure that all buildings and extensions include traditional materials, particularly flint, brick, handmade clay tiles and traditional details.
5. The proposed development would be inconsistent with the character of the conservation area. As noted in Section 1.1 of the KCACA, an important characteristic of the Kingston Conservation area is the spacious plots on which properties stand and under the proposed development much of the existing plot space around Old Holdings Farmhouse and Holdings Farm would be lost
6. Section 1.1 of the KCACA emphasises the importance of the views of the Downs from the Conservation area, whilst Policy SD6 of the draft SDNPA Local Plan is intended to ensure that any development does not harm views or landmarks. One particularly valuable view is from the east end of The Street approaching the Juggs public house where an exceptional view of the South Downs may be seen to the South West. The proposed development would be inconsistent with these objectives as it would block that view along with the view of Old Holdings Farmhouse. Views from the Street would be further degraded by the sight of additional cars parked in front of the new dwelling as well as cars in front of the Holdings Farm, both on the Street and in the frontage of the house.
7. The proportions and positioning of the chimney for the new dwelling, which is presumably intended to complement the existing tall chimney on Holdings Old Farmhouse, are intrusive and not sympathetic to the overall character of the area or with majority of chimneys along The Street. These are generally modest compared to the size of the buildings. In addition, due to its height there is a strong likelihood that during prevailing westerly wind conditions, fumes from the chimney would be blown through the windows on the first floor of Holding Farm. This could only be avoided with either a higher chimney which would be even more intrusive, or no chimney at all, which would result in the dwelling having more of an industrial character.
8. The new dwelling would create additional traffic and congestion on the Street on the already busy area opposite the Juggs Public House,
9. The principle set out in Policy SD15 of the draft SDNPA Local Plan, and elsewhere, is that any development within a conservation area should preserve and enhance that conservation area. KPC submits that the proposed development meets neither of these tests.

A letter has also been received separately from the Lead Councillor for planning at Kingston Parish Council, criticising the handling of the application and raising further objections.

LE - Design and Conservation Officer

[11 March 2019]

Objection

A consultation response was previously written in support of the application. However, further review of the Kingston Conservation Area has concluded that, on balance, an infill development would not be appropriate on this plot.

The setting of the adjacent listed building is not considered to be adversely affected by the proposal for a new dwelling in this location. While the listed building was originally a farm house with large spaces surrounding it, the adjacent plots have since been developed to result in the listed building sitting within an immediate and predominantly residential setting. For this reason, the addition of a single additional dwelling is not considered to have a significant impact on the listed building.

The design of the proposed new building has been amended through the application process; it is of a smaller scale while still trying to emulate the agricultural history of Kingston. The appearance of the building and materials is considered to not be out of keeping. It has been designed to appear

as a small agricultural outbuilding on the site, using typical agricultural building materials found elsewhere within Kingston; a darker palette to evoke the traditional Sussex barn aesthetic.

The Kingston Conservation Area details the strong positive impact of the informal layout of houses and that it should be "[protected] from further infilling". The garden sizes within the Conservation Area do vary with the arrangement of houses in the centre having smaller garden plots. Holdings Farm is located to the East of the centre where the garden plots start to become more noticeably larger. Previously, the closeness of the plot to the centre of the Conservation Area with the slightly reduced plot sizes was considered to provide justification for a new infill development in this location.

However, it is now, on balance, considered to negatively impact the Conservation Area by reducing the size of the one of the remaining larger plot sizes.

[27 July 2018]

No objection

The application seeks consent to build a new 3-bedroom dwelling in the garden of a property within the Kingston Conservation Area. There are two adjacent properties that are Grade II listed. The Kingston Conservation Area Appraisal notes there have been many infill developments within Kingston which do not make a positive contribution to the rural appearance of the area and they also result in loss of open and green spaces between buildings. During pre-application advice, the previous Conservation Officer noted the initial proposed design was too large for the space and it emulated the modern architectural style of the adjacent property which itself was not a positive contribution towards the surrounding area.

The existing design is of a smaller footprint and is in an agricultural barn style. The existing design is considered to be of an appropriate size for the available space and the style of the building reflects the agricultural history of Kingston. Therefore, no objection is given as the new design is thought to have addressed the points raised during pre-application advice and is a sympathetic development to the surrounding area.

ESCC - County Archaeologist

No objection

Subject to conditions requiring a Written Scheme of Archaeological Investigation and submission of a post investigation assessment for subsequent approval.

The proposed development is within an Archaeological Notification Area defining the historic core of the medieval and post-medieval village of Kingston. The site lies adjacent to the main historic street of the village and is located next to a 17th century (or earlier) former farmhouse. This site therefore has a very high potential to contain buried archaeological remains. In the light of the potential for impacts to heritage assets with archaeological interest resulting from the proposed development, the area affected by the proposals should be the subject of a programme of archaeological works. This will enable any archaeological deposits and features that would be disturbed by the proposed works, to be either preserved in situ or, where this cannot be achieved, adequately recorded in advance of their loss. These recommendations are in line with the requirements given in the NPPF.

5 Representations

Representations have been received from Holdings Old Farmhouse (The Street); and Kingsbrook Farm, objecting to the application for the following reasons:-

The new house would be built in the side garden of Holdings Farm.
Prominent, raised position.

Negative impact on street scene.
Adverse impact on setting of listed building.
Adverse impact on rural character.
Out of character with the vernacular.
Will not reinforce local distinctiveness.
Views of South Downs open up and will be blocked.
Will not preserve character and appearance of the Conservation Area.
Overshadowing.
Overlooking.
Intrusive.
Infilling.
Enlarged parking area.
Impact on dark skies.
Contrary to Kingston Conservation Area Character Assessment, adopted in 2007.
Contrary to policies SD6 and SD15 of emerging South Downs National Park Local Plan and policy H2 of Lewes District Local Plan.
Neighbours have a right to draw water from the application site.
Drains and electricity supply for the adjoining farm go through the application site.
Excavations may require re-routing a below ground water course and well.
Flood risk.
Historic below-ground wall will need to be investigated.

6 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **Lewes District Local Plan (2003)** and the following additional plan(s):

- South Downs National Park Local Plan - Submission 2018
- Lewes District Council - The Core Strategy (Local Plan Part 1) 2014
- National Planning Policy Framework

Other plans considered:

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The relevant policies to this application are set out in section 7, below.

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

7 Planning Policy

Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued on 24 July 2018. The Circular and NPPF confirm that National Parks have the

highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF - Conserving and enhancing the historic environment

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **Lewes District Local Plan (2003)** are relevant to this application:

- CT1 - Planning Boundary and Key Countryside
- ST3 - Design, Form and Setting of Development
- H2 - Listed Buildings
- H5 - Within / Affecting Conservation Area

The following policies of the **South Downs National Park Local Plan - Submission 2018** are relevant to this application:

- Core Policy SD1 - Sustainable Development
- Core Policy SD2 - Ecosystems Services
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design
- Strategic Policy SD6 - Safeguarding Views
- Strategic Policy SD8 - Dark Night Skies
- Development Management Policy SD13 - Listed Buildings
- Development Management Policy SD15 - Conservation Areas
- Development Management Policy SD16 - Archaeology
- Strategic Policy SD17 - Protection of the Water Environment
- Strategic Policy SD19 - Transport and Accessibility
- Strategic Policy SD20 - Walking, Cycling and Equestrian Routes
- Development Management Policy SD22 - Parking Provision
- Strategic Policy SD26 - Supply of Homes
- Strategic Policy SD27 - Mix of Homes

The following policies of the **Lewes District Council - The Core Strategy (Local Plan Part 1) 2014** are relevant to this application:

- CP2 - Housing Type, Mix and Density
- CP10 - Natural Environment and Landscape
- CP11 - Built and Historic Environment and Design
- CP13 - Sustainable Travel
- SP2 - Distribution of Housing

The following policies of the **National Planning Policy Framework** are relevant to this application:

- NPPF - Conserving and enhancing the historic environment

Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The Draft South Downs National Park Local Plan

The Pre-Submission version of the **South Downs Local Plan** (SDLP) was submitted to the Secretary of State for independent examination in April 2018. The Submission version of the Local Plan consists of the Pre-Submission Plan and the Schedule of Proposed Changes. It is a material consideration in the assessment of this planning application in accordance with paragraph 48 of the NPPF, which confirms that weight may be given to policies in emerging plans following publication. The Local Plan process is in its final stage before adoption with consultation on relatively minor Main Modifications from 1st February 2019 to 28th March 2019. Based on the very advanced stage of the examination the draft policies of the South Downs Local Plan can be afforded significant weight.

8 Planning Assessment

8.1 The principal considerations in the determination of the application include the principle of development; design and impact on the Conservation Area and the setting of the neighbouring listed building; residential amenity; and accessibility and sustainable transport.

8.2 The comments received from both the Parish Council and from third parties have been taken into consideration and the issues raised are covered in the below assessment.

Principle

8.3 The application site is presently part of the side and rear garden to the existing house. As such, the proposal to sub-divide the plot and construct a new dwelling is infill development.

8.4 The site lies within Kingston Conservation Area for which a Kingston Conservation Area Character Appraisal was produced in 2007 identifying some of the defining characteristics of the Conservation Area to be its informal layout of houses and cottages and other outbuildings main associated with agriculture and having spacious plots. The appraisal goes on to state that the Conservation Area should be protected from further infilling, particularly as the historic layout has been eroded from the 1960s onwards by modern infill development, leading to the incremental infilling of gardens and open space. Policy SD15 of the SDNP Local Plan which states that development proposals within a Conservation Area, or within its setting, will only be permitted where they preserve or enhance the special architectural or historic interest, character or appearance of the Conservation Area.

8.5 The Conservation Adviser has raised concerns which echo the content of the Kingston Conservation Area Character Appraisal, namely that the informal layout of existing houses should

be protected from further infilling. Previously, the Conservation Adviser considered that the closeness of the plot to the centre of the Conservation Area, where plot sizes are smaller, was sufficient to support a new infill development in this location, however, on balance an objection has been raised due to the application site being one of the remaining larger plot sizes. No objection is raised to either the design or appearance of the proposed dwelling.

8.6 Notwithstanding the objection from the Conservation Adviser, it is noted that the existing dwelling which occupies the application site, Holdings Farm, is itself a modern infill development, having been built in the early 1970s. As such the plot in which the existing property sits is not representative of the historic layout of the Conservation Area and has not come about as a result of the agricultural heritage of the village but rather it is a modern plot which the applicant seeks to sub-divide. On balance therefore, it is considered that the development is acceptable in principle.

8.7 Consideration must also be given to policy SD26 of the Local Plan for the National Park, "Supply of Homes", states that the national planning authority must make overall provision for approximately 4,750 net additional new homes over a 19 year period between 2014 and 2033, and eleven new homes are required in Kingston village. The proposed development will contribute one new dwelling within the Planning Boundary, reducing the burden elsewhere in Kingston village.

8.8 Policy SD27 of the SDNP Local Plan identifies a demand of 40% for 2-bedroom market dwellings. The proposed dwelling has been reduced from 3-bed to 2-bed and would achieve this policy objective.

8.9 In terms of the Lewes District Local Plan Part One: Joint Core Strategy, the proposed development meets in principle the requirements of the key countryside policy CT1 because the site is within the defined Planning Boundary for the village and will not result in new development sprawling into the open countryside around the village.

8.10 In principle therefore the proposed development for a 2-bedroom dwelling within the Planning Boundary of Kingston village meets the requirements of policies SD26 and SD27 of the SDNP Local Plan and is compliant with retained policy CT1 of the Lewes District Local Plan Part One. The impact of the scheme on the historic layout and pattern of development within the Kingston Conservation Area is a significant consideration, but owing to the site being relatively modern in itself, further sub-division of the plot would not have a significant adverse impact on the historic layout of dwellings in the Conservation Area.

Design and impact on Conservation Area and setting of neighbouring listed building

8.11 The existing house within the site was built in the late 1960s and represents the type of modern infill development criticised by both the Parish Council, neighbouring residents and the Kingston Conservation Area Character Appraisal 2007. The existing plot is not therefore a result of the historic development of the village over time, but the further sub-division of a relatively modern piece of land.

8.12 As with all development proposals of this nature it is necessary to look at the proportions of the proposed development and the scale, in order to form a view as to whether the development can be accommodated within the site without appearing incongruous or unduly dominant in the street scene.

8.13 In this particular case, having initially been advised that the planning application would not be supported by the case officer, the applicant has produced revised drawings resulting in a dwelling that would not breach the building line set by the existing houses and that has been reduced in scale and height with eaves lining through with those of the existing house and going from a 3-bed dwelling to a 2-bed dwelling. The design and form, with low eaves level and tall pitched roof with barn ends front and rear, pays homage to the nature of agricultural and other outbuildings and is considered to be appropriate and whilst, through planting at the front of the site, the new dwelling would be visible, the applicant has sought to minimise the visual impact of the development and to respect the layout of neighbouring properties by setting the new dwelling

back from the street and ensuring there is space on both side of the property to prevent the development from being built to edges of the plot.

8.14 In terms of the external materials and finishes, it is noted that the Kingston Conservation Area Character Appraisal suggests that the use of non-traditional materials in new development should be resisted, and should development which would impinge on the street scene.

8.15 It is contended that for the above reasons the new dwelling would not impinge on the street scene and the proposed use of stained timber for the walls of the dwelling is a traditional material used in rural areas. The proposed standing seam zinc roofing is less traditional, but would be grey in colour and no objection has been made by the Council's Conservation Specialist with respect to the external finishes.

8.16 The dull colouring and traditional use of timber should assist the roof of the property blending in with the sky and the use of timber is traditional in the construction of rural agricultural buildings and outbuildings. The precise shade of staining can be agreed by condition, and over time will lighten due to weathering.

8.17 The Conservation Officer did not raise an objection to the initial proposals before the scheme was amended and reduced in scale and set further back from the street, stating the design is considered to be of an appropriate size for the available space and the style of the building reflects the agricultural history of Kingston. The amendments to the application go futher than this by reducing the scale more and setting the building further back from the street. Indeed the Conservation Adviser states that the design of the proposed new building has been amended through the application process; it is of a smaller scale while emulating the agricultural history of Kingston. The appearance of the building and materials is not considered to be out of keeping. The new dwelling has been designed to appear as a small agricultural outbuilding on the site, using typical agricultural building materials found elsewhere within Kingston; a darker palette to evoke the traditional Sussex barn aesthetic. In view of there being no objection to the proposed development from the Conservation Adviser in respect of the design and appearance of the proposed dwelling, and the fact the plot of land was created in the early 1970s, it is considered that the proposals are compliant with paragraphs 184 and 193 of the National Planning Policy Framework 2019.

8.18 In terms of views between the existing house and Holding Old Farmhouse of the distant downland setting and Kingston Ridge, which rises up to form an attractive backdrop to views from within Kingston village, not only from within the Conservation Area, the reduce height and scale of the proposed dwelling ensures that any adviser impact on these views will be mitigated, and indeed from the various viewpoints from within the Conservation Area, the limited obstruction to view from certain standpoints would not have a significant adverse impact on the third parties' experience of passing through the Conservation Area. In these respects it is considered that the proposals meet the objectives of policy SD6 of the SDNP Local Plan.

8.19 The setting of the adjacent Grade II listed building, Holdings Old Farmhouse, is not considered to be adversely affected by the proposal for a new dwelling in this location. While the listed building was originally a farm house with large spaces surrounding it, the adjacent plots have since been developed to result in the listed building sitting within a much more close knit residential setting. For this reason, the addition of a single additional dwelling is not considered to have a significant impact on the listed building. In this respect the Conservation Adviser raises no objection.

Residential amenity

8.20 Both the proposed dwelling and the existing house will continue to benefit from private and useable amenity space in the form of back gardens. The new dwelling has been designed with only two rooflights and all windows to be front and rear facing, thereby negating any overlooking or loss of privacy to neighbouring residents. The internal floor area of the new dwelling is sufficient to provide adequate circulation and living space for future occupiers.

8.21 In this residential location, characterised also by agricultural uses and rural business, the activities associated with a single new dwelling of 2-bedrooms should not result in undue disturbance or a significant adverse impact on amenity.

8.22 In respect of policy SD8 of the SDNP Local Plan, it is noted that only two rooflights are proposed to the new dwelling, an in comparison with any light emitted at night time by existing neighbouring properties, which have a higher number of windows and openings, the overall impact on Dark Night Skies will be negligible.

Accessibility and Sustainable Transport

8.23 In terms of accessibility to sustainable transport it is noted that the application site is close to a bus stop at the bottom end of The Street which is served by buses travelling between Newhaven and Lewes, in which both towns also have a mainline railway station for connections. There is a public footpath between Kingston and Lewes near to the application site, and there is also a cycle lane along the C7 between Kingston and Lewes. There are no shops or services within the village itself, aside from The Juggs public house. However, future residents of the new dwelling will not need to be solely reliant on private car use for all of their journeys. In view of this, the provision of a single off-street car parking space for this 2-bedroom dwelling is considered to be acceptable.

Archaeology

8.24 The comments from interested parties have been noted, particularly in relation to an underground water course and a below-ground wall. Whilst matters such as the position of electricity cables and pipework beneath the site will need to be managed privately by the developer and the statutory undertakers of those utilities, neighbours' rights to draw water from the site will also need to be resolved privately between the developer and those neighbouring residents. Such private agreements are no impediment to the grant of planning permission in themselves.

8.25 The County Archaeologist has not raised an objection to the proposed development, subject to a condition requiring a Written Scheme of Investigation detailing a programme of archaeological works. These works are likely to uncover historic artefacts, including any below-ground walls. Depending on these findings it is fair to say that the viability of constructing the dwelling may come into question, but in themselves do not give cause to refuse planning permission in themselves.

9 Conclusion

9.1 In view of the above, on balance it is recommended that planning permission is granted.

10 Reason for Recommendation and Conditions

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

1. No development shall take place above ground level until samples of all external materials and finishes to the development, including the fenestration, rainwater goods, soffits and eaves, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details/samples.

Reason: To ensure a satisfactory appearance to the development in keeping with the locality having regard to retained policies ST3 and Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy, Policy SD5 of the South Downs National Park Local Plan submission version, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

2. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected within and, where necessary, around the perimeter of the application site. The boundary treatment shall be completed in accordance with the approved details prior to the occupation of the dwelling units hereby permitted and retained as such thereafter.

Reason: To enhance the general appearance of the development having regard to retained policy ST3 of the Lewes District Local Plan and Core Policies 10 and 11 of the Lewes District Local Plan Part One: Joint Core Strategy, Policy SD5 of the South Downs National Park Local Plan submission version and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

3. All hard and soft landscape works shall be carried out in accordance with details to be submitted and approved by the local planning authority and provided prior to the first residential occupation of the new dwelling hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enhance the general appearance of the development having regard to retained policy ST3 and Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy, Policy SD4 of the South Downs National Park Local Plan submission version, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

4. All hard surfaces incorporated into the development hereby approved shall be constructed from porous or permeable materials or designed to direct surface run-off to soakaways within the application site.

Reason: In order to drain surface run-off water naturally in the interests of sustainability and reducing the risk of flooding, in accordance with Core Policies 11 and 12 of the Lewes District Local Plan Part One: Joint Core Strategy and having regard to National Planning Guidance contained in the National Planning Policy Framework 2012.

5. The residential unit hereby approved shall not be occupied until the car parking area has been provided in accordance with the approved plans. This area shall be retained as such thereafter and not used other than for the parking of motor vehicles used by occupants of, and visitors to, the development hereby permitted.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway, and in the interests of safeguarding amenity in accordance with retained policy ST3 and Core Policy 13 of Lewes District Local Plan Part One: Joint Core Strategy, Policy SD22 of the South Downs National Park Local Plan submission version, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

6. Construction work and deliveries in association with the development hereby permitted shall be restricted to between the hours of 0800 and 1800 Mondays to Fridays and from 0830 until 1300 on Saturdays. No works in association with the development hereby permitted shall be carried out at any time on Sundays or on Bank/Statutory Holidays.

Reason: In the interests of the residential amenities of the neighbours having regard to retained policy ST3 and Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

7. No development shall be carried out until a Construction Traffic Management Scheme has been submitted to and approved by the Local Planning Authority. This shall include details of the locations for the parking of contractors' and delivery vehicles, and the locations for the stationing of plant/machinery and materials clear of the public highway.

Reason: In the interests of highway safety having regard to retained policy ST3 and Core Policies 11 and 13 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

8. Notwithstanding the provisions of the Town and Country (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no development as described in Schedule 2, Part 1 (all Classes) or Part 2 Class A (gates, fences, walls etc.) other than hereby permitted, shall be undertaken unless the Local Planning Authority otherwise agrees in writing in an application on that behalf.

Reason: Further extensions, alterations and a more intensive development of the site would be likely to adversely affect the appearance and character of the development, the area and neighbour amenity, having regard to retained policies ST3 and Core Policies 10 and 11 of the Lewes District Local Plan Part One: Joint Core Strategy, Policies SD5 and SD15 of the South Downs National Park Local Plan submission version and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

9. The dwelling shall not be occupied as such until a drainage system has been put in place to prevent surface water run-off from entering the highway and provision is made to direct run-off water from the land to a permeable or porous area or surface within the curtilage of the dwelling. The drainage system shall be maintained as such thereafter unless otherwise agreed in writing by the local planning authority.

Reason: In order to minimise the risks of flooding and in the interests of neighbour amenity, in accordance with retained policy ST3 and Core Policies 11 and 12 of the Lewes District Local Plan Part One: Joint Core Strategy and having regard to the National Planning Policy Framework 2012.

10. No development shall take place, including site clearance or any other earthworks, until the developer has secured the implementation of a programme of archaeological work, in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework and policy SD16 of the South Downs National Park Local Plan submission version.

11. The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition) has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition [1] to the satisfaction of the Local Planning Authority, in consultation with the County Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework and policy SD16 of the South Downs National Park Local Plan submission version.

12. The overall height of the new dwelling hereby permitted, to the ridge of the main roof, shall be no less than 200mm below the height of the eaves to the existing dwelling, known as Holdings Farm, in accordance with approved drawing no. 0842-PR-02 Rev P3 received 20 February 2019.

Reason: To ensure a satisfactory appearance to the development in keeping with the locality having regard to retained policies ST3 and Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy, Policies SD5 and SD15 of the South Downs National Park Local Plan submission version, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

11. Crime and Disorder Implications

11.1 It is considered that the proposal does not raise any crime and disorder implications.

12. Human Rights Implications

12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. Equality Act 2010

13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

14. Proactive Working

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Tim Slaney
Director of Planning
South Downs National Park Authority

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Appendices Appendix 1 - Site Location Map
Appendix 2 – Plans Referred to in Consideration of this Application

SDNPA Consultees

Background Documents

Appendix 2 – Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans -	0842-BL-01-P3		20.02.2019	Approved
Plans -	0842-PR-01-P3		20.02.2019	Approved
Plans -	0842-PR-02-P3		20.02.2019	Approved
Plans -	0842-PR-03-P3		20.02.2019	Approved
Plans -	0842-PR-04-P3		20.02.2019	Approved
Plans -	0842-PR-05-P3		20.02.2019	Approved
Plans -	0842-PR-06-P3		20.02.2019	Approved
Plans -	0842-PR-07-P3		20.02.2019	Approved
Reports -	DA ADDENDUM- P1		20.02.2019	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.