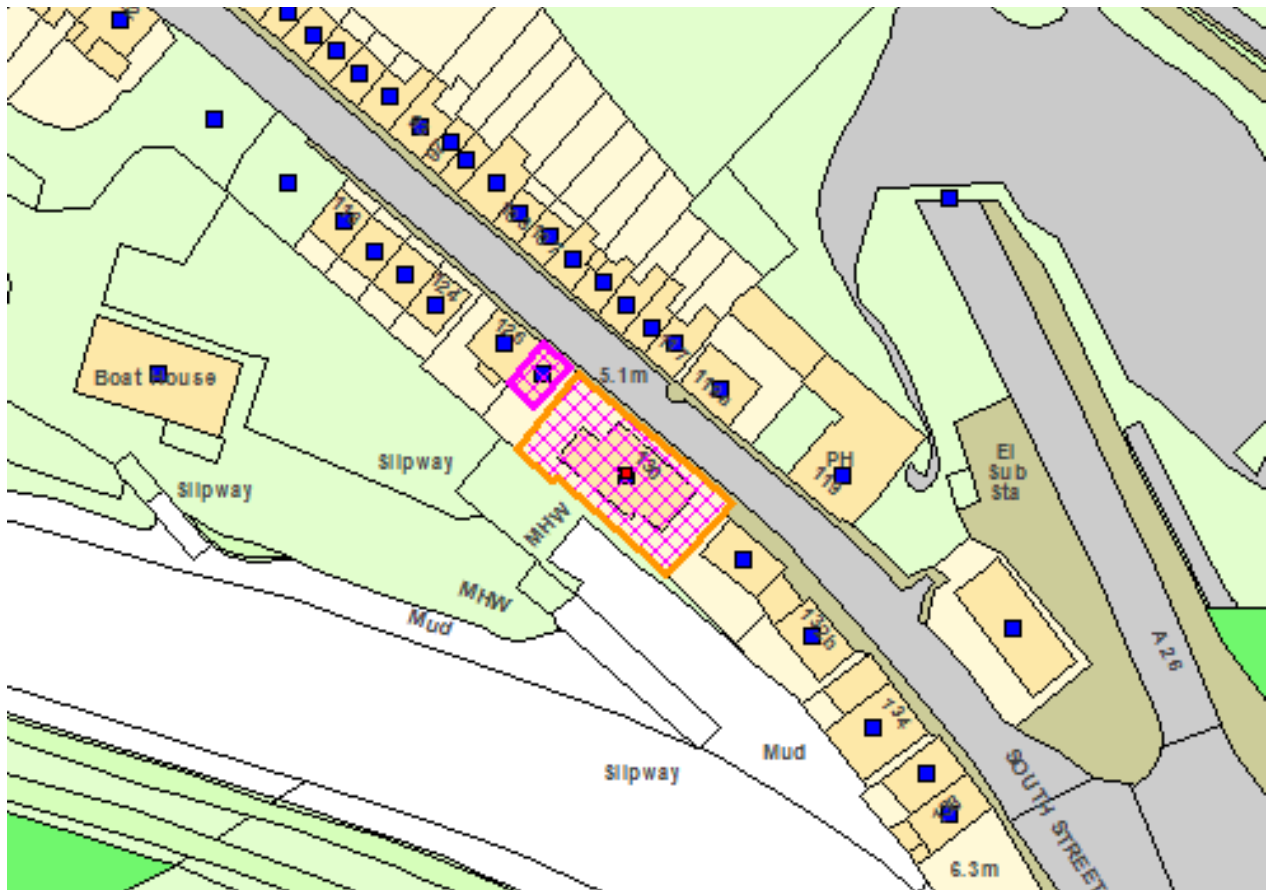


Report to: Planning Applications Committee
Date: 9th November 2022
Application No: SDNP/22/02707/FUL
Location: 130 South Street, Lewes, East Sussex, BN7 2BS
Proposal: Demolition of existing 4 bedroom 1.5 storey dwelling with associated outbuildings and erection of pre-fabricated 3/4 bedroom 2 storey dwelling with garage and installation of solar panels, air source heat pump and electric vehicle charging point, raising the ground level up to pavement level, replacement of existing impermeable hardstanding with permeable surfaces, alterations to front boundary wall and other associated alterations.

Applicant: Mr and Mrs Carver
Ward: Lewes Bridge Ward
Recommendation: Grant permission subject to conditions.
Contact Officer: **Name:** Claire Tester
E-mail: claire.test@lewes-eastbourne.gov.uk

IMPORTANT NOTE: This scheme is CIL Liable.

Site Location Plan



1.	Executive Summary
1.1	This application was reported to the October Planning Applications Committee where it was deferred for officers to seek in consultation with the applicant amendments/revisions to the scheme.
1.2	<p>These amendments/revisions related to:</p> <ul style="list-style-type: none"> • A reduction in the width of the balcony to reduce the impact on the south easterly neighbour. • To consider the potential to move the building slightly north to reduce the impact on the immediate neighbours to the southern boundary. • To achieve through the Construction Environmental Management Plan (CEMP) engagement with the owner of the Snowdrop Public House on the delivery of the materials to the site.
1.3	The applicants have fully engaged with officers with the outputs summarised below.
1.4	<p>Balcony Amended plans have been submitted which reduce the width of the balcony by 3.77 metres. The distance from the balcony to the boundary with 132A would now be approximately 5.7 metres.</p>
1.5	<p>Moving the building Northwards The applicant has fully explored this request and has concluded that it cannot be delivered for a number of reasons. The main justifications are summarised below:</p> <p>The position of an existing sewer pipe, water and surface water drains and pipework which would require relocation if the building is any further north;</p> <p>Moving the building northwards would affect the access and parking area and may not leave sufficient room to use the existing vehicular access to avoid removing more of the frontage flint wall;</p> <p>Moving the house northwards could affect a flank wall window of 128 South Street and be detrimental to the outlook and daylight for this property and the outlook of the houses opposite this gap: and</p> <p>There needs to be a larger gap on one side of the house, in order to provide sufficient space for the crane for the 4-day build, to avoid it completely blocking South Street, and to provide sufficient space for contractors vehicles.</p>
1.6	<p>CEMP A CEMP has been submitted to accompany the application and its full content and implications will be controlled by condition.</p>

1.7	Officers consider that the applicant has acted responsibly in exploring the issues relating to the deferral request and as such officers are recommending that the scheme be approved with the reduced balcony as outlined above and the conditions attached to this report which does include the CEMP condition.
1.8	<u>The report from the October committee is reported below in full for ease of reference.</u>
1.9	The proposed development is considered to provide a more sustainable and energy efficient dwelling compared to the existing bungalow and an overall enhancement to the Conservation Area and wider landscape and ecology of the National Park.
1.10	Potential adverse impacts on privacy, outlook and the character of the area have been raised by objectors to the scheme, but it is considered that these impacts have been successfully mitigated by the proposal
1.11	Overall, it is considered that the development complies with the relevant development plan policies and meets the purposes and duty of the National Park.

2.	Relevant Planning Policies
2.1	<u>National Planning Policy Framework</u> 2. Achieving sustainable development 4. Decision making 12. Achieving well-designed places 14. Meeting the challenge of climate change, flooding, and coastal change 15. Conserving and enhancing the natural environment 16. Conserving and enhancing the historic environment
2.2	<u>South Downs Local Plan:</u> Core Policy SD1: Sustainable Development Core Policy SD2: Ecosystem Services Strategic Policy SD4: Landscape Character Strategic Policy SD5: Design Strategic Policy SD8: Dark Night Skies Strategic Policy SD12: Historic Environment Development Management Policy SD15: Conservation Areas Development Management Policy SD30: Replacement Dwellings

2.3	<p><u>Lewes Neighbourhood Plan:</u></p> <p>Policy HC3 A Heritage Protection of Landscape and Townscape</p> <p>Policy HC3 B Planning Application Requirements and Heritage Issues</p> <p>Policy PL2 Architecture & Design</p>
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3.	Site Description
3.1	The existing dwelling is a detached 1960s chalet bungalow located on a predominantly residential street characterised by two storey terraced houses. The Snowdrop Inn is opposite the site, and to the rear is the River Ouse with the Lewes Rowing Club nearby
3.2	The property lies within Lewes Conservation Area but is not Listed. The nearest Listed property is Grade II Listed Wharf House (138 South Street) approximately 46 metres to the south east
3.3	The Lewes Conservation Area Appraisal Map of South Street identifies the positive elements of the area including neighbouring 126 and 128 South Street, and 134 and 136 South Street, which are identified as 'buildings of townscape merit'. There is an important view from South Street outside no.130 facing towards the cliffs through the gap between the Snowdrop Inn and 119A South Street. There are also important views from Lewes Railway Land towards South Street which include the application site.
3.4	The existing property is set below street level and the street view of it is dominated by the large pitched roof with a flint wall in front blocking views of the fenestration. The ridge height is significantly lower than the ridge heights of the surrounding dwellings and is generally out of keeping with the surrounding area.

4.	Proposed Development
4.1	The proposal is to demolish the existing dwelling and associated outbuildings and erect a new prefabricated 3/4-bedroom 2 storey dwelling with garage. This involves raising the ground level of the dwelling up to pavement level and making an opening in the front boundary wall to allow level pedestrian access from the street.
4.2	The development also includes the installation of solar panels, air source heat pump and electric vehicle charging point and the replacement of existing impermeable hardstanding with permeable surfaces

5.	Relevant Planning History:
5.1	<p>Reference LW/80/1550</p> <p>Address Site Of 130 South Street Lewes East Sussex BN7 2BS</p> <p>Description New house.</p>

	Approved 15.10.1980
5.2	Reference LW/07/1044 Address 130 South Street Lewes East Sussex BN7 2BS Description Raising of flint wall and erection of small single storey extension (Resubmission of LW/06/0968) Approved 15.11.2007
5.3	Reference LW/08/0854/CD Address Fairview 130 South Street Lewes East Sussex BN7 2BS Description Discharge of condition 1 relating to planning approval LW/07/1044 Approved 08.09.2008

6.	Consultations:
6.1	<u>Lewes Town Council:</u> Councillors support this application and the innovative approach
6.2	<u>Lewes Conservation Area Advisory Group:</u> The Group sees this proposal as an overall improvement to the existing but has some Issues over materials. Comments: The drawings are varied in quality and the proposal relies on projected photographs. 1. Group offers the following suggestions. The proposed white panel along base to be painted brick rather than render. 2. 1st floor timber to be shiplap to give more texture. 3. Greater overhang of roof would be more attractive, fit the vernacular and would be more sustainable 4. Windows – are rather small for the overall external appearance. Support in principle with the above amendments
6.3	<u>Friends of Lewes:</u> The Friends of Lewes strongly support this proposal as it will result in a considerable improvement to the street scene in South Street.
6.4	<u>Southern Water:</u> Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.
6.5	<u>Conservation and Design Officer:</u> Original Comments (summary) <u>Supporting Narrative</u> The demolition and replacement of the existing building with a two-storey building is acceptable in principle. The existing building does not make a positive contribution to the conservation area as it does not provide

enclosure to the street nor does it possess any characteristics of the buildings that make a positive contribution to the street apart from the use of brick and a pitched roof which is shared with some of the other buildings.

Given that the existing building does not make a positive contribution to the streetscape, the opportunity for a building that does, is there. The elevation of the proposed building facing the river, save the glass balustrade (metal balustrade is preferred), is considered acceptable (in design terms).

Conclusion

The D&A statement advises that "The design provides a contemporary version of local vernacular forms". However, it is not clear at all in what way it is a contemporary version of local vernacular. As the design currently stands, the application is considered to be more harmful to the character and appearance of the conservation area than the existing bungalow.

Comments to revisions

- Support the roof tile
- Support the fenestration arrangement now as it better reflects the regimented character of the earlier facades although some concern remains with the top opening casements.
- Similarly, concern is raised over the dark grey aluminium windows, and door and canopy

7.	Other Representations:
7.1	<u>Neighbour Representations in Support:</u> 4 letters of support were received on the following grounds: <ul style="list-style-type: none">• The present number 130 is extremely ugly, with its huge cement tile roof and the proposed house would be a great improvement.• There may be some minor changes to views from the house opposite this is accepted as they are offset by the merits of the new building.• The present building is so badly constructed that trying to update it would be more disruptive to us than the proposed new build and likely to be more environmentally unfriendly than the proposed eco house.• South Street has buildings dating to almost every decade over the last hundred years so there is no cohesive street pattern and many of the present houses are of poor architectural quality.• The proposed house will be 2 metres less wide than the current property and still lower than the surrounding houses

	<ul style="list-style-type: none"> • The current house suffers from subsidence and the raising of the new property will ensure that it is than safeguarded against future flooding. • Emphasis placed on sustainability in all aspects of both the demolition and rebuild. Materials from the current house will be repurposed, while the eco home itself is designed to offset carbon emissions.
7.2	<p><u>Neighbour Representations, Neutral:</u></p> <p>2 letters raising neutral comments were received as follows.</p> <ul style="list-style-type: none"> • In principle support but reservations about height and balcony and concern as to how much noise and disruption it would cause vulnerable neighbours during construction. • In principle support, but concern about the plant, disturbance, and possible damage this work may cause to the adjacent 18th century property during demolition and subsequent build.
7.3	<p><u>Neighbour Representations in Objection:</u></p> <p>10 letters of objection were received on the following grounds:</p> <p><u>Impact on neighbour amenity</u></p> <ul style="list-style-type: none"> • The proposed two-storey development close to the side boundary with No. 132A, together with the over-sized first-floor balcony which will extend well past the existing rear building line, will result in adverse impact on the amenity of the neighbours at No. 132A by way of loss of light/overshadowing to the house and garden and overbearing development resulting in a sense of enclosure. • Loss of view from 115 South Street opposite across the application site to river and Railway Land beyond and over shadowing of this property. <p><u>Impact on the Snowdrop Inn</u></p> <ul style="list-style-type: none"> • South Street is a cold street nestling below the cliffs on the North side. Early morning light and therefore heat is restricted for the Snowdrop due to the location on the North side and existing dwellings and the new dwelling will further reduce natural heat and light particularly in the winter and in the northern garden opposite the site. • The development would also block the view from Snowdrop Inn to the Railway Land and the South Downs beyond. • Disturbance to trade for the Snowdrop from construction vehicles and activity. <p><u>Design and appearance</u></p> <ul style="list-style-type: none"> • The proposed development will be very wide and bulky and will appear out-of-character in the streetscape, resulting in an adverse

	<p>impact on the character of the conservation area and the setting of the locally listed buildings.</p> <ul style="list-style-type: none"> • It is a banal, off-the-shelf monolith with no relevance to its context. • Is weatherboarding in keeping with the character of the street? • It lacks character, being a large rectangular block. • Proposed dwelling will dominate the street scene, view from the river and the slip way in comparison to the existing bungalow. • Character of the street changed since the Rusty House was built. • The size of the proposal is misleading, may be same footprint but is taller. • There is historical photographic evidence of the current site of 130 showing it as allotments (1830). Development of the current building on that site was subject to an agreement to keep the building height low in order to allow light and a view of the Downs. <p><u>Other</u></p> <ul style="list-style-type: none"> • Increased traffic. • Claims for an ‘eco house’ are misleading as new build with materials from Germany will use more carbon than changing the original building. • The proposed development is behind the flood wall erected by the Environment Agency after the 2000 flood and the applicant's own flood assessment acknowledges that the existing building is not at risk of fluvial flooding. <p>The proposal should include an independent, comprehensive, Environmental Impact Assessment.</p>
7.4	<p>Neighbours and contributors have been re-consulted on the amended plans and any additional comments will be reported at Committee via the addendum report.</p>

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 site is located within the South Downs National Park and therefore determine by the SDNPA who further to the presumption in favour of sustainable development and sec 38 (4) of the statutory purposes and duty of the National Park are:</p>

	<ul style="list-style-type: none"> • Purpose 1: To conserve and enhance the natural beauty, wildlife, and cultural heritage of the area. • Purpose 2: To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. • Duty: To seek to foster the social and economic wellbeing of the local communities within the National Park in pursuit of our purposes. <p>The main considerations for this application are:</p> <ul style="list-style-type: none"> • The principle of development and whether it complies with South Downs Local Plan policy SD30: Replacement Dwellings. • The design of the proposed dwelling and whether it conserves and enhances the Lewes Conservation Area in compliance with South Downs Local Plan policies SD4, 5, 8, 12 and 15 and Lewes Neighbourhood Plan policies HC3A and B and PL2 and has regard to the recently adopted South Downs Design Guide; • The impact of the proposal on the environment of the River Ouse and the views from Lewes Railway Land. • The sustainability of the proposed dwelling and how this should be considered in the planning balance; and • The impact of the proposal on neighbouring amenity including the Snowdrop Inn.
8.2	<p><u>Principle:</u> The principle of replacing one dwelling with another is generally supported. Policy SD30 of the South Downs Local Plan has a number of criteria relating to the scale of such dwellings, but these only apply to either replacement dwellings outside settlement boundaries or to the replacement of a single dwelling with two or more dwellings.</p> <p>This is not the case for this proposal which is a one for one replacement within the settlement boundary of Lewes.</p>
8.3	<p><u>Design: Impact Upon the Conservation Area:</u></p> <p>The application site is within the Lewes Conservation Area and therefore the development needs to conserve and enhance that heritage asset as required under policies 12 and 15 of the South Downs Local Plan and HC3A and B of the Lewes Neighbourhood Plan. The recently adopted South Downs Design Guide provides more details on what is expected in Conservation Areas, which includes the following key design principles:</p> <p>“Development proposals should:</p> <ol style="list-style-type: none"> a. preserve or enhance the character and appearance of the conservation area. b. avoids massing or building height which is overly dominating for the site and its context. c. relates or respond positively to the built heritage predominating in the Conservation Area, so that the new development can properly be seen as

preserving or enhancing the character and appearance which led to the area's designation.

d. respond to key views into, through and out of the Conservation Area.

e. reference the building traditions of the settlement and, where appropriate, fit sympathetically into the existing streetscape.

f. avoids the use of uPVC windows, fascia cladding or other assertively synthetic materials, even if attempts are made to emulate traditional details.

g. if traditional materials are proposed, observe local craft traditions, and avoid, short-cuts, such as flint-block construction.

h. where possible, remove buildings or structures whose aesthetic appearance are harmful to the overall character and appearance for whose protection the area was designated.

i. minimises the negative impacts on heritage assets, including conservation areas, listed buildings, historic parks or gardens or scheduled monuments and their setting”.

It should also be noted that there is a Lewes Conservation Area Character Appraisal that was adopted by Lewes District Council in 2007. Although the weight that can be attached to this document is limited by its age, it still contains some useful information to aid the design process. South Street comes under Area 1 – Cliffe. This document describes South Street as being “varied with only one building of any antiquity – no. 1, a timber-framed building of the 16th century which sits on the corner of Chapel Hill. Other listed buildings tend to be late 18th century or early 19th century in date, rendered, with Georgian details. There are also several groups of unlisted mid to late 19th century houses and cottages of merit, particularly nos. 36-40, part of a longer terrace but notable for their Gothic detailing including colourful polychromatic brickwork”. The map accompanying the Appraisal shows the two cottages immediately to the north-west of the application site as being of ‘townscape merit’ and an important view from the street outside the application site looking north towards the cliffs above Cuilfail Tunnel.

As mentioned in the site description, the application site is currently occupied by a 1980s chalet bungalow. This property is not characteristic of the historic buildings in the street, its lower roofline reduces the sense of enclosure that characterises the rest of the street and its frontage to the street is dominated by a large roofscape. It is considered that it has an adverse impact on the character of the Conservation Area.

The proposed replacement dwelling is a two-storey Baufritz house which would be constructed using off-site prefabricated closed wall and roof panels. Its sustainability credentials are discussed in the following section, but the relevant factor for the impact on the Conservation Area is that the design method restricts the materials that can be used to those that will not impede its insulation and energy efficiency.

The proposed dwelling has a simple rectilinear shape which occupies a wide but shallow plot between South Street and the River Ouse, meaning that both frontages need to be successfully addressed. As originally

proposed the frontage to South Street had horizontal timber cladding at first floor and render to the ground floor with rather small irregularly spaced windows. It was considered that this looked as if the dwelling was turning its back on the street. The roof had a low pitch which meant the eaves were higher than other dwellings. This combined with the width of the dwelling gave it a very horizontal emphasis in comparison to the more vertical rhythm of the traditional cottages in South Street.

The design of the street elevation has now been amended to vertical boarding with a red/multi heritage brick panel in the centre and has more regularly spaced and larger windows. The eaves of the roof have also been lowered at the front to be more in keeping with adjacent dwellings making the roof asymmetrical from the side.

It is considered that these changes help to make the dwelling more sympathetic to its surroundings and responsive to the character of the existing cottages on South Street. The amendments to the window sizes and positions help to make this frontage more active and characteristic of the street, but this is a modern house, and it would not be appropriate to require these to be traditional sash windows. The materials and colour of the window frames are also appropriate to a contemporary dwelling.

The timber cladding is continued around to the rear of the dwelling and reflects the wharf side character of this end of South Street and other development along the River Ouse. Whilst horizontal cladding is more characteristic, the proposed vertical cladding uses this traditional material in a more modern way and assists the vertical emphasis of the front elevation which, in combination with the brick central panel, responds to the vertical rhythm of the terraced cottages in the street. The entrance doorway onto the street through a new opening in the flint wall allows for level access which is important for ensuring that the house is accessible for any future residents with mobility issues. The raising of the slab-level to street level also ensures the flood resilience of the dwelling. A simple horizontal canopy over this entrance reinforces the clean lines of the new dwelling.

The single garage to the side of the new dwelling will also be clad with vertical timber and both buildings will be roofed with slate-coloured clay roof tiles. The Baufritz design has a limited palette of materials that meet its sustainability and construction requirements, and it is considered that these grey clay tiles, whilst not ideal in a Conservation Area, would have an acceptable impact given the predominance of slate in the area.

Overall, it is considered that the proposed design provides a contemporary interpretation of local vernacular forms and streetscape and, considering what it is replacing, will have a positive impact on the Conservation Area.

8.4

Design: Impact on the River Ouse and Lewes Railway Land

The application site has a prominent position on the waterfront adjacent to the slipway to the Rowing Club and is clearly visible in views from the Lewes Railway Land, a nature reserve and popular visitor attraction. This aspect is therefore important and was a key driver for the 'boathouse' ethos of the design. The vertical timber cladding continues around the side and rear elevations and will present an appropriate riverside

	<p>appearance to the development. The design exploits the views of the river with a terrace at ground level and a full-width balcony at first floor level. The latter has a glass balustrade to reduce its impact on the wider landscape and enable the residents to enjoy the views across the river. The timber cladding will 'silver' over time, and this combined with the grey clay roof tiles will enable the dwelling to recede into the landscape and not detract from views across the river.</p> <p>The amount of glazing on this elevation has the potential to impact on the dark skies of the National Park as well as wildlife. Conditions are recommended to mitigate this impact through internal blackout shutters and also require dark and non-reflective PV panels on the roof.</p> <p>The Preliminary Ecological Survey confirms that the property does not exhibit any potential for roosting bats and can be considered as having a negligible potential for bats. However, the Railway Land and river are likely to be suitable foraging grounds for bats. External lighting should be restricted on the site and bat and swift boxes are proposed.</p> <p>Overall, it is considered that the proposed design conserves and enhances the environment of the River Ouse and views from the Railway Land.</p>
8.5	<p><u>Sustainability:</u></p> <p>The dwelling would be constructed by the UK branch of the German housebuilder Baufriz, which is based in Cambridge. It is designed as an eco-friendly, low-energy house for healthy living. The Ecosystems Services Statement submitted with the application confirms the following:</p> <ul style="list-style-type: none"> • Rainwater from the main roof will be collected in a water butt and used for watering the garden. • Permeable paving/gravel drive is to be installed to replace the existing impermeable driveway, therefore there will be a net reduction in impermeable surfaces and surface water runoff at the site. • The existing building materials are to be re-used in either the foundations of the new home or in another development. • Solar Panels are proposed on the rear roof slope and an Air Source Heat Pump is proposed adjacent to the garage, so that the proposed dwelling will be heated and powered almost entirely by renewable energy. • An electric vehicle charging point is proposed adjacent to the driveway and garage to charge cars and e-bikes • The dwelling will have High Insulation Standards (that more than meet the new 31% carbon reduction Building Regs requirements). • Baufriz construction materials (wood frame, wood shaving insulation) and components have a very low life cycle impact, with low embodied energy, use of reclaimed or recycled materials that are recyclable at the end of the building's life, low toxicity in manufacture and sustainable materials.

- The Baufritz Wall achieves heat transfer values as low as 0.16 W/m²K (for rendered façade with an acoustic insulation capacity of 48 dB) and 0.20 W/m²K (for wood façades or façade panels with an acoustic insulation capacity of 45 dB).
- The Baufritz roof incorporates a patented wood shaving insulation system that provides a U value of 0.16 -0.2 W/m²K and is breathable, protecting the house from both heat and cold.
- The triple glazed windows have a heat transfer of 0.5 W/m²K and incorporate heat reflective glass.
- The walls, roof and windows also provide high frequency electromagnetic protection for the house.
- Roller shutters are to be installed within the external façade so that they are hidden when not in use. This provides the occupier with thermal control of the house, closing the shutters to provide shade to avoid overheating of the house.
- Low energy warm white LEDs with dimmer switches and motion sensors to be installed throughout.
- New native planting that attracts butterflies and bees is proposed in the garden, as indicated on the proposed site plan. Bird and bat boxes are proposed to be installed. These measures will provide a net increase in biodiversity at the site.

Offset against the sustainability credentials of the new dwelling must be the carbon costs of demolishing the existing bungalow. Generally, the refurbishment and re-use of existing buildings is considered more sustainable than new build due to the embodied carbon in the existing materials. However, in this case refurbishment is not practical due to the poor quality of the existing dwelling, the flood risk associated with its floor level and the adverse impact it has on the Conservation Area. Materials will be re-used on site where possible.

It is considered that the proposals comply with policies SD1 and SD2 of the South Downs Local Plan and the adopted Sustainable Construction SPD.

8.6 Impact Upon Neighbouring Amenity:

The balcony to the rear of the proposed dwelling could result in overlooking of the adjacent dwellings to the south-east (132a) and north-west (128). This potential impact is proposed to be mitigated by designing the balcony with 1.8 metre obscure glazed screens at either end so that views are out across the river rather than to either side. A condition is recommended requiring these screens to be installed and maintained thereafter to protect the privacy of neighbouring residents.

Concerns have also been raised about over-shadowing from the new dwelling. The application includes diagrams showing a minimum 45-degree sightline from the rear wall of the nearest neighbour, 132a, to the furthest protruding part of the new dwelling, and a 25-degree sightline from the ridgeline of the new house to the ground floor of the house opposite.

	<p>These diagrams demonstrate that the proposed development would not cause overshadowing or loss of light to any neighbouring property.</p> <p>Concerns have also been raised about the impact of the development on the Snowdrop Inn, and particularly to the beer garden on the north-west side of the public house. This beer garden is opposite the south-eastern side of the application site which is currently occupied by a single-storey extension to the bungalow. The application proposes to move the side elevation of the new house away from the boundary with 132a, opening up a gap through which views of the Railway Land will be available. It is considered that this will improve the environment for the beer garden over the current situation and the new house will not result in an unacceptable level of over-shadowing.</p>
8.7	<p><u>Planning Obligations:</u> There are no S106 Planning obligations associated with this proposal.</p>
8.8	<p><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.</p>
8.9	<p><u>Conclusions:</u></p> <p>It is considered that the following matters should be given positive weight in the planning balance:</p> <ul style="list-style-type: none"> • The greatly improved energy efficiency and other sustainability credentials compared to the existing bungalow. • The replacement of a bungalow that has a negative impact on the Conservation Area and wider landscape with one that has been carefully designed as a contemporary interpretation of local vernacular forms and streetscape. • The provision of ecological benefits and mitigations to dark sky impacts that are not currently present or controlled on the application site. <p>Potential adverse impacts on privacy, outlook and the character of the area have been raised by objectors to the scheme, but it is considered that these impacts have been successfully mitigated by the proposal.</p> <p>Overall, it is considered that the development complies with the relevant development plan policies and meets the purposes and duty of the National Park.</p>

9.	Recommendations
9.1	It is recommended that planning permission be granted subject to conditions

10.	Conditions:
10.1	<p>Time Limit The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).</p>
10.2	<p>Approved Plans 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>
10.3	<p>CEMP No development hereby permitted shall commence until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:</p> <ul style="list-style-type: none"> (i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development. (ii) The provision to be made within the site for a material storage compound and site office during site clearance and construction of the development. (iii) Measures to be taken to mitigate the impact on neighbours from construction including hours of operation and deliveries. <p>Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such and the other measures complied with.</p> <p>Reason: To safeguard the amenities of neighbours and the locality.</p>
10.5	<p>Obscure Glazing Before the first occupation of the dwelling hereby permitted the first-floor window on the North-West elevation shall be fitted with obscure glazing. The window shall be non-opening below 1.7 metres from the finished floor level of the room in which the window is installed. The window shall be permanently retained as such thereafter.</p> <p>Reason: To safeguard the privacy of the occupiers of the adjoining property.</p>
10.6	<p>Glazed Privacy Screens Before the first occupation of the dwelling hereby permitted obscure glazed screens as shown on the approved plans shall be fitted at each end of the balcony and shall be permanently retained as such thereafter.</p>

	Reason: To safeguard the privacy of the occupiers of the adjoining property.
10.7	<p>Landscaping Details Prior to the occupation of the development hereby permitted a detailed scheme of planting proposals shall be submitted to and approved in writing by the Local Planning Authority. All such work as may be approved shall then be fully implemented in the first planting season, following commencement of the development hereby permitted and completed strictly in accordance with the approved details. Any plants or species which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason To maintain the ecological interest and the appearance of the site.</p>
10.8	<p>No External Lighting No external lighting shall be installed on the building or within the site unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To enable the Local Planning Authority to control the development in detail in the interests of night-time amenity, tranquillity and protect and conserve the International Dark night Skies.</p>
10.9	<p>External Materials No development shall be carried out above ground floor slab level until a schedule of external materials finishes and samples to be used on the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the approved schedule and samples.</p> <p>Reason: To safeguard the appearance of the building and the character of the area and to enable the Local Planning Authority to properly consider the development.</p>
10.10	<p>Removal of Permitted Development Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no buildings, structures or works as defined within Part 1 of Schedule 2, classes A-E inclusive of that Order, shall be erected or undertaken on the site unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.</p> <p>Reason: To enable the Local Planning Authority to regulate and control the development of land.</p>
10.11	Window Restrictions

	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order or revoking and re-enacting that order with or without modification), no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the development without the prior permission of the Local Planning Authority pursuant to an application for the purpose.</p> <p>Reason: To protect the amenities of adjoining residential properties and visual amenity.</p>
10.12	<p>Bat and Bird Boxes Prior to occupation of the dwelling hereby permitted details of bird and bat boxes and the timing of their installation shall be submitted to and approved by the Planning Authority and installed according to these details. The boxes shall thereafter be retained for that purpose.</p> <p>Reason: To safeguard and enhance the ecological interest of the site in accordance with South Downs Local Plan policy SD09 Biodiversity and Geodiversity.</p>
10.13	<p>Blackout Blinds Prior the occupation of the dwelling automated black-out blinds shall be fitted to each of the rooflights and to the windows and glazed doors on the South-West elevation in accordance with details that shall be submitted to and approved in writing by the local planning authority. The blinds shall be closed at dusk each day in order to prevent the upward spill of artificial light into the night sky.</p> <p>Reason: In order to mitigate the impact of the development on the landscape, biodiversity, and the International Dark Night Sky designation within the South Downs National Park in accordance with policies SD8 and SD9 of the South Downs Local Plan.</p>
10.14	<p>PV Panels Prior to their installation details of the PV Panels on the South-West roof slope shall be submitted to and approved by the Local Planning Authority to ensure that they are of dark colour and non-reflective. They shall be installed according to these details and thereafter maintained in that condition.</p> <p>Reason: To protect the landscape of the National Park in accordance with policy SD4 of the South Downs Local Plan.</p>
10.15	<p>In Accordance with Ecosystem Services Statement Prior to the first beneficial use of the development the proposed actions stated in the Ecosystems Services Statement hereby approved shall be implemented fully and thereafter retained as such.</p>

	Reason: To secure appropriate sustainability and ecological gains and have a positive impact on the environment to comply with Policy SD2 of the South Downs Local Plan.
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11.	Plans:
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11.1	This decision relates solely to the following plans:
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	<u>Plan Type</u>	<u>Date Received</u>	<u>Reference:</u>
	Proposed Site Plan Roof	02.09.2022	A02.01 REV A
	Proposed Site Plan Ground Floor	06.09.2022	A02.02 REV A
	Proposed Ground Floor	02.09.2022	A02.10 REV A
	Proposed First Floor	02.09.2022	A02.11 REV A
	Proposed Roof Plan	02.09.2022	A02.12 REV A
	Proposed Long Section	02.09.2022	A02.20 REV A
	Proposed Short Section	06.09.2022	A02.22 REV A
	Proposed North-East Elevation	02.09.2022	A02.30 REV A
	Proposed South-West Elevation	02.09.2022	A02.31 REV A
	Proposed North-West South-East Elevations	06.09.2022	A02.32 REV A
	Proposed Garage Elevations	02.09.2022	A02.33 REV A
	Proposed Elevations in Context	02.09.2022	A02.40 REV A
	Proposed Landscape Design Concept	02.09.2022	A02.50 REV A

12.	Appendices
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12.1	None.
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13.	Background Papers
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13.1	None.
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