



# NEWHAVEN TOWN COUNCIL

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TOWN COUNCIL OFFICES

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To: Planning and Development Committee **Agenda Item 6**

Date: 30<sup>th</sup> April 2024

Contact for this report: Ken Dry - Town Clerk

Subject: **Recent Planning Decisions by Lewes District Council**

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## **LEWES DISTRICT COUNCIL PLANNING DECISIONS**

### **PLANNING APPLICATIONS APPROVED**

**Conditions for Approved Applications can be found at Appendix 1 of this report.**

**LW/24/0052**

**63 Brighton Road Newhaven**

Change of use from existing 6-bed, 6-person HMO (C4) to a 7-bed, 7-person HMO (sui generis) with associated refuse and cycle storage provisions

*Considered by this committee 27<sup>th</sup> February 2024. The committee objected to this application for the following reasons.*

- *Overdevelopment*
- *Fire safety egress,*

*and requested that Planning Officers fully consider Fire Risk, consult Building Control have sight of a Construction Management Plan, and that 'Local Connections' be given priority for Newhaven residents.*

Response to Town Council objection:

*"The fire safety concerns are considered a matter for building regulations. The statement regarding overdevelopment is not qualified as there is no explanation provided as to why this is overdevelopment. There is no mechanism or planning justification to restrict occupancy to those with 'local connections'."*

**LW/24/0088**

**32 Rookery Way Denton**

Single storey rear extension, addition of 2no. dormers to front and rear to create first floor living space, and installation of rear raised terrace with privacy screen

*Cont.,*

*Considered by this committee 27<sup>th</sup> February 2024. The committee objected to this application for the following reasons*

- *Out of keeping with the 'street-scene',*
- *Overdevelopment, and*
- *Sets a precedent.*

**LW/24/0107**

**76 Valley Road Newhaven**  
Single storey front extension

*Considered by this committee 27<sup>th</sup> February 2024. The committee had no objection to this application.*

**REFUSED**

**LW/23/0392**

**Church Hall Sacred Heart Church Fort Road**

Creation of 7no. flats comprising of an additional storey extension, part single storey side extensions with associated parking and landscaping (resubmission of LW/22/0747)

*Considered by this committee on Tuesday 29<sup>th</sup> August 2023. Whilst the committee acknowledged the revisions made to the previous application (LW/22/0747), they objected to this application for the following reasons,*

- *Significant undue pressure upon on-street parking (a car parking space was needed for each residence in the development)*
- *No provision for affordable housing.*

## **Appendix 1**

### **Planning Conditions for Approved Applications.**

**LW/24/0052**

**63 Brighton Road Newhaven**

The application is subject to the following conditions:

1. This decision relates solely to the following plan(s):

PLAN TYPE	DATE RECEIVED	REFERENCE
Location Plan	23 January 2024	Site Location Plan
Design & Access Statement	23 January 2024	Design & Access Statement
Additional Documents	23 January 2024	Noise, Disturbance and Antisocial Behaviour Procedure
Proposed Layout Plan	23 January 2024	200100 - Proposed Site Layout Plan
Existing Layout Plan	23 January 2024	100100 - Existing Site Layout Plan
Existing Floor Plan(s)	23 January 2024	100201 - Existing Ground Floor Plan
Existing Floor Plan(s)	23 January 2024	100202 - Existing First Floor Plan
Existing Floor Plan(s)	23 January 2024	100203 - Existing Loft Plan
Existing Roof Plan	23 January 2024	100204 - Existing Roof Plan
Existing Elevation(s)	23 January 2024	100301 - Existing Front Elevations
Existing Elevation(s)	23 January 2024	100302 - Existing Rear Elevations
Proposed Floor Plan(s)	23 January 2024	200201 - Proposed Ground Floor Plan
Proposed Floor Plan(s)	23 January 2024	200202 - Proposed Ground Floor Plan - Context
Proposed Floor Plan(s)	23 January 2024	200203 - Proposed First Floor Plan
Proposed Floor Plan(s)	23 January 2024	200204 - Proposed Loft Plan
Proposed Roof Plan	23 January 2024	200205 - Proposed Roof Plan
Proposed Elevation(s)	23 January 2024	200301 - Proposed Front Elevation
Proposed Elevation(s)	23 January 2024	200302 - Proposed Rear Elevation
Other Plan(s)	23 January 2024	200302 - Proposed Refuse and Recycling Stores

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

2. Maximum Occupancy

No more than seven people shall live at the property at any one time.

Reason: To prevent an over-intensification of residential use which would be harmful to the character and appearance of the amenities of neighbouring residents and the living conditions provided for occupants in accordance with LLP1 policy CP11, LLP2 policies DM8 and DM25 and para. 123 and 135 of the NPPF.

3. Bin/Cycle storage

The development hereby permitted shall not be occupied until secure, covered cycle parking facilities and bin storage facilities are provided in accordance with the approved plans. These facilities shall thereafter be maintained in place at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided in order to encourage travel using more sustainable modes of transport and in the interest of environmental amenity and pedestrian safety/accessibility in accordance with LLP1 policies CP11 and CP13, LLP2 policies DM8 and DM25 and para. 116 and 135 of the NPPF.

4. No refuse on street

Bins and refuse shall not be positioned on the pavement or other parts of the highway at Brighton Road at any time other than on collection days.

Reason: In the interest of visual, environmental and residential amenity and to prevent a highway hazard in accordance with LLP1 policy CP11, LLP2 policies DM8 and DM25 and para. 116 and 135 of the NPPF.

#### 5. Management details

Upon first occupation of the HMO hereby approved, neighbouring residents shall be provided with details of the management company responsible for operating the facility as well as the complaints procedure as submitted with the planning application and entitled Noise, Disturbance and Antisocial Behaviour Procedure.

Reason: In order to ensure the building is maintained and managed in a responsible way in the interest of visual, environmental and residential amenity in accordance with LLP1 policy CP11, LLP2 policies DM8 and DM25 and para. 123 and 135 of the NPPF.

**LW/24/0088**

**32 Rookery Way Denton**

The application is subject to the following conditions:

1. This decision relates solely to the following plan(s):

PLAN TYPE	DATE RECEIVED	REFERENCE
Existing Floor Plan(s)	18 February 2024	Existing Ground Floor Plan and Proposed Ground and First Floor Plans
Proposed Floor Plan(s)	18 February 2024	Existing Ground Floor Plan and Proposed Ground and First Floor Plans
Existing Roof Plan	18 February 2024	Existing and Proposed Roof Plans
Proposed Roof Plan	18 February 2024	Existing and Proposed Roof Plans
Photographs	2 March 2024	Site Photos
Existing Elevation(s)	18 February 2024	Existing and Proposed Elevations
Design & Access Statement	7 February 2024	Design and Access Statement
Proposed Block Plan	7 February 2024	Proposed Block Plan
Location Plan	7 February 2024	Location Plan
Proposed Elevations	18 February 2024	Existing and Proposed Elevations

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

2. The development hereby approved shall be finished in external materials to match those used in the existing building.

Reason: To ensure a satisfactory development in keeping with the locality having regard to DM25 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2023.

3. Notwithstanding the plans approved, Prior to its first use the rear terrace hereby approved shall be fitted with 1.8m high screening to the sides - detail of which shall be submitted to the Local Planning Authority in writing. Once approved by the LPA, this screening shall thereafter be retained.

Reason: In the interest of neighbour amenity having regard to policy DM25 of the Lewes District Local Plan Part 2.

4. The flat roof of the rear extension hereby approved shall be accessed for maintenance only, and shall not at any time be used as a terrace, balcony or other form of outdoor seating area, unless

written permission has been sought and approved by the Local Planning Authority. Reason: To protect the privacy and residential amenity of neighbours having regard to DM25 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

**LW/24/0107**

**76 Valley Road Newhaven**

The application is subject to the following conditions:

1. This decision relates solely to the following plan(s):

PLAN TYPE	DATE RECEIVED	REFERENCE
Proposed Block Plan	13 February 2024	Proposed Block Plan
Proposed Elevation(s)	13 February 2024	Proposed Elevations, Ground Floor Plan and Roof Plan
Proposed Floor Plan(s)	13 February 2024	Proposed Elevations, Ground Floor Plan and Roof Plan
Proposed Roof Plan	13 February 2024	Proposed Elevations, Ground Floor Plan and Roof Plan
Existing Elevation(s)	13 February 2024	Existing Elevations, Ground Floor Plan and Roof Plan
Existing Floor Plan(s)	13 February 2024	Existing Elevations, Ground Floor Plan and Roof Plan
Location Plan	13 February 2024	Location Plan

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

2. The development hereby approved shall be finished in external materials to match those used in the existing building.

Reason: To ensure a satisfactory development in keeping with the locality having regard to DM25 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2023.