



# NEWHAVEN TOWN COUNCIL

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To: Planning and Development Committee **Agenda Item 7**

Date: 28th May 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/24/0148**                      **6 Rose Walk Close Newhaven**  
Single storey rear outbuilding  
  
*Not considered by this committee*
- LW/24/0177**                      **29 Station Road Denton**  
Change of Use from dwellinghouse (C3) to children's care home (C2)  
  
*Considered by this committee 30<sup>th</sup> April 2024. The committee had no objection to this application.*
- LW/24/0041**                      **9 Thompson Road Denton**  
Installation of side dormer (AMENDED DORMER WINDOWS)  
  
*Considered by this committee 30<sup>th</sup> April 2024. The committee supported this application, noting that the applicant has taken into consideration the size, type and location of the rooflights.*
- LW/24/0126**                      **80 Hillcrest Road Newhaven**  
Internal roof conversion to create first floor living space, addition of 5no. rooflights and removal of chimney stack  
  
*Not considered by this committee*

**TW/24/0021/TCA**

**Cedars House 1 Heighton Road Denton**

T1 - Sycamore – Fell T2 - Sycamore – Fell T3 - Ash – Fell

*Not considered by this committee.*

**LW/24/0177**

**29 Station Road Denton**

Change of Use from dwellinghouse (C3) to children's care home (C2)

*Considered by this committee 30<sup>th</sup> April 2024. The committee had no objection to this application.*

**LW/24/0229**

**5 Willow Walk Newhaven**

Front porch extension

*Considered by this committee 30<sup>th</sup> April 2024. The committee had no objection to this application.*

**LW/24/0235**

**26 Denton Road Newhaven**

Prior Notification under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A for a single-storey flat roof rear extension to measure 5.50m total length and 2.35m total height

*Not considered by this committee*

**LW/24/0231**

**16 Lee Way Newhaven**

Loft conversion with front and rear pitched dormers and solar panels to front roof slope

*Considered by this committee 30<sup>th</sup> April 2024. The committee had no objection to this application.*

**PLANNING APPLICATIONS REFUSED**

**LW/24/0265**

**Sacred Heart Church Fort Road**

Change of Use from F1(f) (Place of Worship) to C3 (Dwelling House) and creation of 4 No. dwellings

*Considered by this committee 30<sup>th</sup> April 2024. Whilst the committee supported this application overall it would have preferred that the original front window 'shapes' could have been retained.*

## **Appendix 1**

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

**LW/24/0148**

**6 Rose Walk Close Newhaven**

The application is subject to the following conditions:

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

PLAN TYPE	DATE RECEIVED	REFERENCE
Design & Access Statement	26 February 2024	Design and Access Statement
Proposed Block Plan	26 February 2024	Proposed Block Plan
Location Plan	26 February 2024	Site Location Plan
Proposed Floor Plan(s)	26 February 2024	Proposed Ground Floor Plan and Elevations
Proposed Elevation(s)	26 February 2024	Proposed Ground Floor Plan and Elevations

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

**LW/24/0177**

**29 Station Road Denton**

The application is subject to the following conditions:

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

PLAN TYPE	DATE RECEIVED	REFERENCE
Proposed Floor Plan(s)	6 March 2024	TI-ML006.006 - Proposed First Floor Plan
Proposed Floor Plan(s)	6 March 2024	TI-ML006.005 - Proposed Ground Floor Plan
Existing Floor Plan(s)	6 March 2024	TI-ML006.004 - Existing First Floor Plan
Existing Floor Plan(s)	6 March 2024	TI-ML006.003 - Existing Ground Floor Plan
Proposed Block Plan	6 March 2024	TI-ML006.002 - Proposed Block Plan
Location Plan	6 March 2024	Site Location Plan
Additional Documents	6 March 2024	Travel Plan Statement
Planning Statement/Brief	6 March 2024	Planning Statement
Additional Documents	6 March 2024	Management Statement

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

#### 2. Management Plan

The use hereby approved shall not be operated other than in full accordance with the approved Management Plan (submitted 6 March 2024).

Reason: to protect the amenity of neighbouring residents, in accordance with Policies DM20 and DM23 of the Lewes Local Plan Part 2.

#### 3. Travel Plan

The use hereby approved shall not be operated other than in full accordance with the approved Travel Plan Statement (submitted 6 March 2024).

Reason: to protect the amenity of neighbouring residents, in accordance with Policies DM20 and DM23 of the Lewes Local Plan Part 2.

**LW/24/0041**

**9 Thompson Road Denton**

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	23 January 2024	0129-EX-001 - Proposed Block Plan and Location Plan
Location Plan	23 January 2024	0129-EX-001 - Proposed Block Plan and Location Plan
Existing Floor Plan(s)	23 January 2024	0129-EX-002 - Existing Ground Floor Plan
Existing Floor Plan(s)	23 January 2024	0129-EX-003 - Existing First Floor Plan
Existing Roof Plan	23 January 2024	0129-EX-004 - Existing Roof Plan
Existing Floor Plan(s)	23 January 2024	0129-EX-010 - Existing Ground Floor Plan
Existing Floor Plan(s)	23 January 2024	0129-EX-011 - Existing First Floor Plan
Existing Roof Plan	23 January 2024	0129-EX-012 - Existing Roof Plan
Existing Elevation(s)	23 January 2024	0129-EX-015 - Existing Front Elevation
Existing Elevation(s)	23 January 2024	0129-EX-016 - Existing Rear Elevation
Existing Elevation(s)	23 January 2024	0129-EX-017 - Existing Side Elevation (North)
Existing Elevation(s)	23 January 2024	0129-EX-018 - Existing Side Elevation (South)
Proposed Floor Plan(s)	2 April 2024	0129-FE-030 - Amended Proposed Ground Floor Plan
Proposed Floor Plan(s)	2 April 2024	0129-FE-031 - Amended Proposed First Floor Plan
Proposed Roof Plan	2 April 2024	0129-FE-032 - Amended Proposed Roof Plan
Proposed Floor Plan(s)	2 April 2024	0129-FE-040 - Amended Proposed Ground Floor Plan
Proposed Floor Plan(s)	2 April 2024	0129-FE-041 - Amended Proposed First Floor Plan
Proposed Roof Plan	2 April 2024	0129-FE-042 - Amended Proposed Roof Plan
Proposed Elevation(s)	2 April 2024	0129-FE-050 - Amended Proposed Front Elevation
Proposed Elevation(s)	2 April 2024	0129-FE-051 - Amended Proposed Rear Elevation
Proposed Elevation(s)	2 April 2024	0129-FE-052 - Amended Proposed Side Elevation (North)
Proposed Elevation(s)	23 January 2024	0129-FE-053 – Proposed Side Elevation (South)

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

**2. External Finishes**

All external finishes shall be in accordance with details provided on the approved plans unless where otherwise agreed in writing with Local Planning Authority.

Reason: In the interest of visual amenity and sustainability in accordance with LLP1 policy CP11, LLP2 policy DM25, para. 130 of the NPPF.

**3. No Roof Terrace**

The garage shall not be used as a roof terrace, balcony or any other form of amenity space at any time.

Reason: In order to protect the amenities of neighbouring residents in accordance with LLP1 policies DM25 and DM28.

#### 4. Obscure Glazing/Fixed Shut

The side facing windows in the dormer hereby permitted shall be obscure glazed and nonopening, unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

Reason: to protect the privacy of neighbouring residents, in accordance with Policy DM28 of Lewes Local Plan Part 2.

**LW/24/0126**

**80 Hillcrest 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	20 February 2024	SLP – Location Plan
Proposed Block Plan	20 February 2024	Block Plan
Existing Floor Plan(s)	20 February 2024	E01 - Existing Ground Floor Plan
Existing Roof Plan	20 February 2024	E02 – Existing Roof Plan
Existing Elevation(s)	20 February 2024	E03 - Existing Elevations (South and East)
Existing Elevation(s)	20 February 2024	E04 - Existing Elevations (North and West)
Proposed Floor Plan(s)	20 February 2024	P01 - Proposed Ground Floor Plan
Proposed Roof Plan	20 February 2024	P02 - Proposed First Floor Plan and Roof Plan
Proposed Elevation(s)	20 February 2024	P03 - Proposed Elevations (South and East)
Proposed Elevation(s)	20 February 2024	P04 - Proposed Elevations (North and West)
Proposed Floor Plan(s)	20 February 2024	P02 - Proposed First Floor Plan and Roof Plan

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

The reason(s) for this decision is/are:

1. The proposed development is considered to qualify as Permitted Development as per the requirements of Part 1, Schedule 2, Class(es) C and G of the General Permitted Development Order as amended (2015).

**LW/24/0177**

**29 Station Road Denton**

The application is subject to the following conditions:

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

PLAN TYPE	DATE RECEIVED	REFERENCE
Proposed Floor Plan(s)	6 March 2024	TI-ML006.006 - Proposed First Floor Plan
Proposed Floor Plan(s)	6 March 2024	TI-ML006.005 - Proposed Ground Floor Plan
Existing Floor Plan(s)	6 March 2024	TI-ML006.004 - Existing First Floor Plan

Existing Floor Plan(s)	6 March 2024	TI-ML006.003 - Existing Ground Floor Plan
Proposed Block Plan	6 March 2024	TI-ML006.002 - Proposed Block Plan
Location Plan	6 March 2024	Site Location Plan
Additional Documents	6 March 2024	Travel Plan Statement
Planning Statement/Brief	6 March 2024	Planning Statement
Additional Documents	6 March 2024	Management Statement

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

### 2. Management Plan

The use hereby approved shall be not be operated other than in full accordance with the approved Management Plan (submitted 6 March 2024).

Reason: to protect the amenity of neighbouring residents, in accordance with Policies DM20 and DM23 of the Lewes Local Plan Part 2.

### 3. Travel Plan

The use hereby approved shall be not be operated other than in full accordance with the approved Travel Plan Statement (submitted 6 March 2024).

Reason: to protect the amenity of neighbouring residents, in accordance with Policies DM20 and DM23 of the Lewes Local Plan Part 2.

## **LW/24/0229**

## **5 Willow Walk 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	25 March 2024	01 - Location Plan
Proposed Elevation(s)	25 March 2024	06 - Proposed Elevations
Proposed Block Plan	25 March 2024	03 - Proposed Block Plan
Proposed Floor Plan(s)	25 March 2024	04 - Existing and Proposed Floor Plans

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

2. The materials used in the construction of the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To safeguard the appearance of the building and the character of the area in accordance with LLP1 policies CP10 and CP11, LLP2 policies DM25 and DM28 and para. 135 of the NPPF.

3. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority.

The remediation strategy shall be implemented as approved and a verification report shall be submitted to the Local Planning Authority.

Reason: To ensure that risks from any land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with National Planning Policy Framework, para 170, 174, 178 and 179].

**LW/24/0235**

**26 Denton Road Newhaven**

The application is subject to the following specific conditions:

1) It is a requirement of the above condition A.4 that the development shall be carried out in accordance with the details approved by the Local Planning Authority, unless the Local Planning Authority and the developer agree otherwise in writing.

2) It is a requirement of the above condition A.4 that the developer shall notify the Local Planning Authority of the Completion of the development as soon as reasonably practicable after completion, and this notification shall be in writing and shall include (a) the name of the developer, (b) the address or location of the development, and (c) the date of completion.

The application is subject to the following conditions:

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

PLAN TYPE	DATE RECEIVED	REFERENCE
Existing Elevation(s)	22 March 2024	A102 - Existing and Proposed Elevations
Proposed Elevation(s)	22 March 2024	A102 - Existing and Proposed Elevations
Existing Floor Plan(s)	22 March 2024	A101 - Existing and Proposed Ground Floor, First Floor, Roof Plan and Sections
Proposed Floor Plan(s)	22 March 2024	A101 - Existing and Proposed Ground Floor, First Floor, Roof Plan and Sections
Existing Roof Plan	22 March 2024	A101 - Existing and Proposed Ground Floor, First Floor, Roof Plan and Sections
Proposed Roof Plan	22 March 2024	A101 - Existing and Proposed Ground Floor, First Floor, Roof Plan and Sections
Existing Section(s)	22 March 2024	A101 - Existing and Proposed Ground Floor, First Floor, Roof Plan and Sections
Proposed Section(s)	22 March 2024	A101 - Existing and Proposed Ground Floor, First Floor, Roof Plan and Sections
Proposed Block Plan	22 March 2024	A100 - Proposed Block Plan and Site Location Plan
Location Plan	22 March 2024	A100 - Proposed Block Plan and Site Location Plan

Summary of reasons for decision and any relevant Development plan policies/proposals

The proposal is permitted development under Class A.1(g) of the Town and Country Planning (GPDO) (England) Order 2015

**LW/24/0231**

**16 Lee Way 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 Elevation(s)	26 March 2024	24-103-13 - Proposed Elevations
Other Plan(s)	26 March 2024	24-103-12 - Proposed Floor and Roof Plans
Location Plan	26 March 2024	24-103-20 - Proposed Block Plan and Location Plan

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

2. The materials used in the construction of the development hereby approved shall be as detailed in the submitted Design and Access Statement and application form and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To safeguard the appearance of the building and the character of the area in accordance with LLP1 policies CP10 and CP11, LLP2 policies DM25 and DM28 and para. 135 of the NPPF.