



NEWHAVEN TOWN COUNCIL

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

Date: 25th March 2025

Contact for this report: Ken Dry - Town Clerk

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

LEWES DISTRICT COUNCIL PLANNING DECISIONS

PLANNING APPLICATIONS APPROVED

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

- LW/24/0701** **43-46 Hanson Road Newhaven**
Replacement of doors and windows
- Considered by this committee 26th November 2024. The committee had no objection to this application.*
- LW/24/0774** **126 Denton Road Newhaven**
Retrospective 5m rear extension with a double-pitched roof instead of the originally approved flat roof under LW/24/0235
- Considered by this committee 28th January 2025. The committee objected to this application due to the following reason:
To support the neighbours' objections:*
- *Loss of Light*
 - *Overbearing Building/Structure*
 - *Overlooking, Loss of Privacy*
 - *Overshadowing*
- as this extension was plainly not a mistake and is a major alteration to the previously approved planning application.*

PLANNING APPLICATIONS REFUSED

N/A

PLANNING APPLICATION WITHDRAWN

LW/25/0047

15 West Quay Newhaven

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

Appendix 1

Planning Conditions for Approved Applications.

LW/24/0701

43-46 Hanson Road Newhaven

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

PLAN TYPE	DATE RECEIVED	REFERENCE
Sustainability Checklist/Energy Stmt	7 November 2024	Sustainability Checklist for Minor Developments
Other Plan(s)	7 November 2024	PATIO-2-PANE-01 - 2 Pane Patio Door Standard
Design & Access Statement	7 November 2024	Design & Access Statement
Noise Detail	7 November 2024	Noise Impact Assessment
Existing Block Plan	7 November 2024	3413 01 - Existing Block Plan and Site Location Plan
Location Plan	7 November 2024	3413 01 - Existing Block Plan and Site Location Plan
Existing Elevation(s)	7 November 2024	3413 02 - Existing Elevations
Existing Elevation(s)	7 November 2024	3413 03 - Existing Window Elevations
Proposed Elevation(s)	7 November 2024	3413 04 - Proposed Elevations
Proposed Elevation(s)	7 November 2024	3413 05 - Proposed Window Elevations
Other Plan(s)	7 November 2024	OPT-CH-03 - Standard Window Details
Other Plan(s)	7 November 2024	OPT-CH-SO-TBT-01 - Optima TBT

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

2. 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. Recycling

All waste material arising from the works hereby approved shall be reused or recycled where practicable and disposed of responsibly where not.

Reason: In the interest of waste minimisation and sustainability in accordance with LLP1 policy CP11 and LLP2 policy DM25.

Informative(s)

Applicant is requested to investigate options regarding sourcing recycled uPVC windows and doors to utilise in the proposed Development.

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

PLAN TYPE	DATE RECEIVED	REFERENCE
Proposed Block Plan	11 December 2024	A100 - Location and Proposed Block Plan
Location Plan	11 December 2024	A100 - Location and Proposed Block Plan
Design & Access Statement	11 December 2024	Design & Access/Planning Statement
Planning Statement/Brief	11 December 2024	Design & Access/Planning Statement
Existing Floor Plan(s)	11 December 2024	SUPERSEDED A101 - Existing and Proposed Ground Floor, First Floor, Roof Plan and Sections
Proposed Floor Plan(s)	11 December 2024	SUPERSEDED A101 - Existing and Proposed Ground Floor, First Floor, Roof Plan and Sections
Existing Roof Plan	11 December 2024	SUPERSEDED A101 - Existing and Proposed Ground Floor, First Floor, Roof Plan and Sections
Proposed Roof Plan	11 December 2024	SUPERSEDED A101 - Existing and Proposed Ground Floor, First Floor, Roof Plan and Sections
Existing Section(s)	11 December 2024	SUPERSEDED A101 - Existing and Proposed Ground Floor, First Floor, Roof Plan and Sections
Proposed Section(s)	11 December 2024	SUPERSEDED A101 - Existing and Proposed Ground Floor, First Floor, Roof Plan and Sections
Existing Elevation(s)	11 December 2024	SUPERSEDED A102 - Existing and Proposed Elevations
Proposed Elevation(s)	11 December 2024	SUPERSEDED A102 - Existing and Proposed Elevations
Existing Floor Plan(s)	9 January 2025	A101 - Pre-existing and Existing Ground Floor, First Floor, Roof Plan and Sections
Existing Roof Plan	9 January 2025	A101 - Pre-existing and Existing Ground Floor, First Floor, Roof Plan and Sections
Existing Elevation(s)	9 January 2025	A102 - Pre-existing and Existing Elevations
Existing Section(s)	9 January 2025	A101 - Pre-existing and Existing Ground Floor, First Floor, Roof Plan and Sections

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

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows, dormer windows or doors other than those expressly authorised by this permission shall be constructed in the north-eastern or south-western side elevations of the extension hereby approved without express planning permission being obtained from the Local Planning Authority.

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