

PLANNING APPLICATION REPORT

REF NO: LU/348/22/PL

LOCATION: 51B Beach Road
Littlehampton
BN17 5JG

PROPOSAL: Replacement of 15 No. existing timber sliding sash timber windows with 14 No. PVCU windows and a PVCU door with a window above.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Replacement of 15 No. existing timber windows with new double-glazed PVC windows.
SITE CHARACTERISTICS	51 Beach Road is a locally listed building of character. The building has been split into flats, 51B Beach Road being one of them. The building is a large 2.5 storey detached property on the corner of Granville Road and Beach Road.
CHARACTER OF LOCALITY	The site is within an Area of Character. The area is populated by a diverse mix of uses including residential. The Council's main office is a short distance to the North and St Catherine's Church is a short distance to the South-East. There are also a number of other locally listed properties within close proximity to the site.

REPRESENTATIONS

Littlehampton Town Council - Objection:

- Replacement of wood with PVC frames is contrary to Arun Local Plan Policy HER DM2 which require alterations to buildings on the Local List to relate sensitively to the building and respect its architectural, or historic interest.

2 No. representations in support from resident and agent:

- High energy bills and the property still remains cold.
- Low energy efficiency due to rotting timber frames and open air gaps.
- Three of the residents are vulnerable with physical and or mental health issues. I can go into further details about this and provide medical evidence if required.
- We are not a for profit business as is the Nightingale Nursing Home, or a publicly funded charitable enterprise such as our neighbours, Dove Lodge. Who you will be aware have already installed UPVC double glazing in their buildings.
- Unlike other UPVC Double Glazing replacement windows installed along Beach Road and St Catherines Road, these are like for like sash window designs that incorporate the use of Georgian style bars in the top sections of the sash windows.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATION RESPONSES RECEIVED:

Verbal consultation with Conservation Officer:

- This is a prominent and impressive building within the street scene. The loss of the timber frames and their replacement with uPVC would be regrettable. However, the applicant has attempted to simulate the Georgian designs which is to its merit.

COMMENTS ON CONSULTATION RESPONSES:

Noted.

POLICY CONTEXT

Area of Character.

Built-Up Area Boundary.

Locally listed building of character.

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
HERDM2	HER DM2 Locally Listed Buildings or Structures of Character
HERDM4	HER DM4 Areas of Character
HERSP1	HER SP1 The Historic Environment
ECCSP2	ECC SP2 Energy and climate change mitigation

Littlehampton Neighbourhood Plan 2014 Policy 1 The Presumption in Favour of Sustainable Development

Littlehampton Neighbourhood Plan 2014 Policy 17 Buildings and Structures of Character

Littlehampton Neighbourhood Plan 2014 Policy 2 A Spatial Plan for the Town

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If 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."

The proposal complies with relevant Development Plan policies in that there will be no unacceptable adverse effects on the character and appearance of the area or the residential amenities of neighbouring occupiers.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

(2) in dealing with an application for planning permission the authority shall have regard to -

- (a) the provisions of the development plan, so far as material to the application,
- (aza) a post examination draft neighbourhood development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

The proposal will effect 2 No. non-designated heritage assets. The site is a locally listed building and it is within an Area of Character. The proposal will not give rise to any significant adverse impacts on either asset as the replacement windows are a common feature within the Area of Character and the existing building already features multiple PVC windows.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

The key policies are D SP1, D DM1, D DM4, ECC SP2, HER SP1, HER DM2 & HER DM4 of the Arun Local Plan and policies 1, 2 & 17 of the Littlehampton Neighbourhood Development Plan (LNP). Paragraph 203 of the National Planning Policy Framework regarding non-designated heritage assets and the Arun Design Guide are also relevant.

Policy 1 of the LNP states that permission should be granted for proposals which accord with other relevant policies in the LNP. Policy 2 states development should be focussed within the Built-Up Area Boundary, in which this property is located. The proposal is compliant with other relevant LNP policies and as such, is compliant with policy 1.

Policy 17 of the Littlehampton Neighbourhood Development Plan seeks to protect Buildings and Structures of Character that have been identified by the Neighbourhood Plan. The host property for this proposal is one such Building of Special Character. This has been considered when determining this proposal and it is compliant with this policy as articulated below.

DESIGN, VISUAL AMENITY AND ENERGY EFFICIENCY

51 Beach Road currently has an assortment of period timber frame, sliding sash windows. The building also features 8 No. white PVC windows, mostly to the rear (East) elevation, and 1 No. PVC window to each of the 4 No. dormers that can be found on each elevation of the roof.

The proposal seeks to replace 15 No. timber frame windows with PVC windows of an identical scale and a similar period design. Though these PVC windows are designed to imitate the form and style of the existing timber frame windows, it is noted that PVC windows are characterised by thicker frames with a shinier finish. Additionally, the proposed replacement windows are to be double-glazed, this will result in the windows having a more reflective appearance. They, therefore, will represent a visually noticeable alteration to the existing appearance of the building. The property is sited in a prominent location on the corner of Granville Road and Beach Road. Visual alterations to the building would, therefore, also have a more noticeable effect on the wider street scene.

Section L of the Arun Design Guide states that development should use a palette of materials and incorporate details which are simple, robust and in keeping with local design vernacular. It also goes on to mention the use of traditional materials will be actively encouraged to reflect the vernacular of the local area. The description of this Area of Character describes the fenestrations within the area to predominantly be vertically sliding sashes, with very few having been replaced with PVC. This is an outdated description as it is no longer the case. Many properties within the locality, including other nearby locally listed buildings such as Conway House, Nightingale Nursing Home, and the neighbouring building Dove Lodge, feature double-glazed windows with similar white PVC frames. The introduction of the proposed white frame PVC windows may be a visual alteration to the building, but it is not a change that would be out of character within the locality.

The building already features 8 No. white PVC framed windows and these do not unacceptably harm the character of the area. Additionally, online imaging shows these PVC windows being present as far back as 2009 so they have been present a substantial period of time and established themselves as part of the character of the area. PVC windows are now a common feature within the locality and further introduction of these materials would not significantly harm the external appearance for the building. It is supported that most of these windows match or reflect the period sliding sash design of the existing timber windows. This would mitigate the visual impact of introducing contemporary materials to the building.

The replacement windows being double-glazed would allow for a significantly greater level of insulation within the building. The properties occupants would benefit in terms of health and wellbeing from having better insulation. Additionally, it would reduce energy consumption by reducing the loss of heat to the atmosphere and therefore, it is an improvement in terms of energy efficiency.

The proposal is compliant with relevant Development Plan policy D DM1(1) in that the replacement windows are of an identical design and scale to the existing windows and would use materials that can be found within the locality.

The alteration of the building is compliant with policy D DM4(a) since the windows remain visually integrated within the building and do not have an unacceptable effect on the character and appearance of the building or the local area.

The proposal is also compliant with relevant Development Plan policies D SP1 & ECC SP2 in that the proposal would improve the insulation of the building, thereby improving the usability of the dwelling, improving the health and wellbeing of its occupants, and lowering energy consumption by improving the thermal efficiency of the building.

The proposal is similarly compliant with policies HER SP1, HER DM2 & HER DM4 of the Arun local Plan in relation to its impact on heritage assets.

NEIGHBOURING RESIDENTIAL AMENITY

As the window openings are to remain the same, there would be no rise of any adverse impacts by way of overbearing, overshadowing, or overlooking on any neighbouring properties.

As such, the proposal is compliant with relevant Development Plan policy D DM1(3) and D DM4(c).

SUMMARY

The existing windows are an attractive feature that break up the design and, within the context of the front elevation, mirror those found on the ground floor that serve the other flat. The windows contribute to the character of the building and its area. The replacement of these windows would result in some loss of the significance of the buildings architectural character. However, similar white PVC framed double-glazed windows are a feature which can be seen at numerous properties within the locality, the host dwelling, and neighbouring non-designated heritage assets. Additionally, the period appropriate proposed style of the window frames and their sliding sash functionality closely resemble the existing timber windows that are to be replaced. Furthermore, the property would benefit in terms of living amenity and energy efficiency. Although there will be some loss of the buildings character, the level of harm is limited due to the established presence of PVC windows and the appropriate design of the windows. This harm is outweighed by the building's increased functionality and energy efficiency. The proposal is therefore recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

CIL DETAILS

This application is not CIL Liable.

RECOMMENDATION

APPROVE CONDITIONALLY

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby approved shall be carried out in accordance with the following approved documents:

- Block Plan (Dwg No. TQRQM22297142059588)(Dated 24/10/22).
- Photo Schedule (Dated: 25/10/22).
- Window Details (Ref: 410-1-v7)(Dated: 11/10/22).

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 & HER DM2 of the Arun Local Plan.

3 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

BACKGROUND PAPERS

The documents relating to this application can be viewed on the Arun District Council website by going to <https://www.arun.gov.uk/weekly-lists> and entering the application reference or directly by clicking on this link.

LU/348/22/PL - Indicative Location Plan (Do not Scale or Copy)
(All plans face north unless otherwise indicated with a north point)



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