Expiry Date - 14-6-16

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0406/16

Site: **Flat 2 Bank House 30A High Street**

Proposal: Replacement of white timber windows with white UPVc

Neighbours checked: Y
Additional neighbour notifications: /N

Proposal, Site and Surroundings

The application site is a prominent three storey building with dormers. It is stone clad at ground floor and brick faced above this. The ground floor is occupied by a bank, with residential accommodation over.

Planning permission is sought for replacement of timber frame vertical sliding sash windows at second floor with UPVC Rehau Heritage.

The application property is situated on the busy Shoreham High Street, in the Shoreham Conservation Area.

Relevant Planning History

AWDM/0692/14
Replacement UPVC double glazed windows to first and second floors
Withdrawn 15.07.2014

AWDM/1203/14
Installation of replacement windows (re-submission of AWDM/0692/14)
Approved Conditionally 06.10.2014

Consultations (summarised)

Adur District Conservation Advisory Group: *Approve*
Southern Water: *No objections*

Representations

None

Relevant Planning Policies and Guidance

Adur Saved Local Plan (WBC 2003) (saved policies): AG1, AB4
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle, subject to satisfying the statutory test for new development in the Conservation Area.

Visual amenity and character and appearance of Conservation Area

The site falls in the 'shopping' character area of the Shoreham Conservation Area

The associated Conservation Appraisal refers to use of UPVC windows as a negative factor under 'issues'. Reference is made to UPVC frames under 'Building Design' where, in reference to rows of cottages and terraces, that cumulatively such minor alterations to degrade their historic character.

It goes on to state *many of these plastic frames have aimed to retain the style of the original timber framing (e.g. including horns on the frame to imply use of timber) and have also retained the size of the original window openings*. This observation is ambiguously neutral, and it could be implied from it that were replacement windows to be similarly designed, no objection would be raised to them.

There are also particulars to this case which support this proposal.

The application property is not one of a row of cottages or a terrace. It is a stand-alone building which has already lost its original rear windows to replacement plastic ones. The original windows at the front are in a very poor condition, and unlikely to be repairable. The replacement window system is plastic but would reflect the style of the original timber framing and the size of the original window openings.

A previous permission granted consent for first floor PVCu windows of Rehau Heritage.

For these reasons, insufficient visual harm would arise from the replacements, and, taking the Council's adopted Conservation Appraisal as the initial point of reference on the special qualities of the Area, the character and appearance of the Conservation Area would be preserved.

Recommendation

APPROVE, subject to the following conditions:-

1. Standard time limit
2. Approved Plans

Informative:

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.

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 16-6-2016

Authorised and signed by: Peter Barnett Date: 17 June 2016