Development Management - Delegated Officer Report

Application Number: AWDM/0180/18 Recommendation – APPROVE

Site: 14 New Road, Shoreham-By-Sea, West Sussex

Proposal: Replacement of aluminium windows to first floor east elevation with UPVC.

Date of site visit: 20.03.18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a maisonette above 402A Brighton Road which is a therapy business premises. The entire front elevation of the building is visible to the south from Brighton Road.

There are existing sash windows at ground and first floor which were original features. At first floor serving the maisonette are two large modern style windows with top opening fanlights these are aluminium and appear to have been installed some time ago. It appears that there were originally two separate openings here with sash windows which were removed and joined into one larger opening. The character of this building, which is within the Conservation Area, has therefore been significantly altered with this alteration to fenestration.

Consent is sought to replace these two, joined aluminium frame windows with uPVC glazing with side opening detailing. The openings were originally proposed to be on the outside. Amended plans have been received showing the openings changed to the centre. This was in an attempt to be more in line with the original proportions of the building fenestration detailing. Consideration must be given as to how the amended window detailing preserves or enhances the Conservation Area, taking into account the existing building and its character and appearance and impact upon the Conservation Area.

Adur and Worthing Councils:

Design and Conservation Architect: -

Looking at the existing entrance elevation addressing the Brighton Road, I note originally the fenestration pattern of this building would have consisted of three identical sized, timber, vertical sliding, sash windows at first floor, over two larger, timber, vertical sliding, sash windows and a central door with surround. Possibly following its subdivision, both the ground floor sliding sashes have been replaced with aluminium, whilst two of the first floor windows have been extended, co-joined and lowered using two large aluminium picture windows with fanlights, leaving the one original timber window.

There is no doubt the windows that this application proposes to replace are out of character and detract from the character and appearance of the conservation area. However we still need to consider whether the proposed windows preserve or enhance this character. The proposed windows change the subdivision

by placing side opening casements with fanlights above at the outer sides of the opening. The proposed windows are upvc and come with heavier sections and they will have a less flush face than the existing. This will also introduce a third material into the facade. The proposed windows appear to have been designed without any consideration of the buildings facade.

In the circumstances the proposed windows certainly don't enhance, and on balance they don't really preserve. However if instead of using the vertical subdivision proposed, the width of the ground floor windows was used to determine the subdivision, then this feature could line through with the ground floor. this might work better if the opening casements were moved to the inner part of the windows. This would not lessen the thickness of the upvc frames, but would give back some relationship to the fenestration pattern.'

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings. The site is within the Conservation Area and is visible within this protected area. It is necessary for any development within the Conservation Area to preserve or enhance this protected area.

Impact upon the Character and Appearance of the existing building and the Conservation Area

The window detailing as altered does assist in preserving the character and appearance of the building and in turn the Conservation Area. The unfortunate changes which have occurred give rise to a change in the character of the building. The replacement windows here with uPVC will be thicker in profile however the moving of the openings to the middle marginally improve the appearance here. It is considered, on balance that the works are acceptable and in the circumstances could not warrant a refusal in this case.

Residential amenity

The changes to the window design and openings would not give rise to any increased over looking than already exists here.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

Is recommendation contrary to letter(s) of representation? N

Proactive – with amendments

Case Officer: Hannah Barker Date: 30th April 2018

Authorised by: Peter Barnett Date: 2 May 2018