~~PC 22/11~~
DD: 17/12

Application No.: ADC/0616/07 Recommendation – Permit Application

Site: 17a Ham Road, Shoreham-by-Sea, West Sussex

Proposal: Replacement UVPC Windows for First Floor Flat & Ground Floor Laundry

The Application

The application site is the eastern portion of the old school building located on the northern side of Ham Road adjacent to the railway station within the conservation portion of the built up area of Shoreham. The building consists of brick walls with flint inlays and a ridged clay tile roof with feature gables.

The building has been extended and modified several times. Current use of this portion of the building is for hardware retail purposes on the ground floor, with a two bedroom residential flat above. The applicant proposes to replace five existing wooden framed windows with white UVPC substitutes in order to assist in reducing heat loss from the upstairs flat and downstairs laundry.

Consultations and Representations

County Planning Services: The Conservation Architect has no objection to the change of material, so long as the window frames include mullions and astragal bars of equal width to the original, and uses spacers in between the double glazing to give the illusion of the glass being split into several smaller panes.

In response to the Conservation Architect's initial queries, the agent has specified the use of 35mm Georgian effect bars which will be fitted to both external and internal faces of the glass to mimic the design of the original frames, with Duplex spacers in between.

Adur District Conservation Advisory Group: No objection subject to the similar concerns as expressed by the County Conservation Architect.

Third Parties: No other representations have been received on the proposal.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AB6

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AB6 of the Local Plan states that where an application is submitted for the alteration, change of use, extension or repair of a building within a Conservation Area, Council will seek the retention of original features or where this is not possible (or by inference impractical) their reinstatement with appropriate materials.

Visual Amenity

The proposed design of the window replicate those of the original whilst the UVPC material chosen matches several other window replacements that have occurred within this immediate portion of the Shoreham Conservation Area. As such the proposal is not considered to have a detrimental impact on the visual appearance of the building or detract from the streetscene or conservation character of surrounding development.

Residential Amenity

The proposal has no impact on adjacent land use or development, other than to set the standard for future replacement of other windows on other portions of the same building.

Recommendation

APPROVE for the reason :- 1PPi (Amended – ADLP Policy AG1, AB6)

Subject to:-

1. C1Ci
2. All primary framing shall be the same proportions as the existing window frames.
   R as C19G except policies .. AB4 & ADLP... CH4 & WSSP.

Case Officer: D. Raynaud ..... Date: 22/11/07

CA.