Development Management - Delegated Officer Report

Application Number: AWDM/1121/23 Recommendation – APPROVE

Site: The Vicarage, 33 Church Street, Shoreham-by-Sea, BN43 5DQ

Proposal: Proposed replacement timber sash windows and doors to match existing.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The Vicarage was constructed circa 1850 and is positioned on the west side of Church Street Shoreham, directly facing the St. Mary's Church. It also directly backs onto Middle Street. It is a two storey white washed Roman rendered dwellinghouse, with white painted timber vertical sliding sash windows on the front elevation (facing Church Street), and has green painted, external timber shutters for the windows, and a painted green roof over the entrance door, which is a solid timber door, also painted in the same green.

It has a very limited paved area directly to the front of the property, and then it is the highway (Church Street), which is a relatively narrow, one way road.

The property directly abuts Middle road to its rear, and thereby the rear elevation is very visible from this road, which clearly shows the number of windows adorning it. There are the traditional 4no. pane timber vertical sliding sash windows; some smaller paned window, which seem to be all casement windows; a long, vertical sliding sash windows. The south side elevation also has different windows within it. But all the windows appear to be timber. There are also tokens of the livery green paint to the rear elevation, i.e. the rear gate and the surrounds of the garage frame.

The property is not Listed, but it is within the designated Shoreham Conservation Area, and it directly faces the Grade I listed Church of St Marys de Haura.

Article 4 Direction:

There is a 27year old Article 4 Direction in place within the area, which removes permitted development rights (PD) in respect of properties in Church Street, including the Vicarage. The Article 4 specifies specific permitted development criterion which apply. And, in as far as this application is concerned, removes PD consisting of the enlargement, improvement or other alteration of a dwellinghouse, where any part of the enlargement, improvement or alteration would front a relevant location. Also where the external door in question fronts a relevant location.

("Relevant location" means a highway, waterway or open space.) Ergo, planning permission is required for the replacement windows and doors, the subject of this application.

Proposal:

The application seeks permission to:

- Replace all 39no. of the windows and doors (excluding the entrance door and its side wing windows) of the property. Replacing the timber with timber.
- All window panes in each window/door will be repeated in the replacements, other than two large-paned fixed light windows in the conservatory, which will change to multi-paned opening casement windows (windows no.'s G11 and G13)
- All existing vertical sash windows will be replaced with vertical sash windows
- Generally, the frame widths are currently 90mm and will become 110mm
- Window frames will remain white
- Window glazing bars and horns will match as closely as possible
- Glazing will change to double glazing from single glazing to improve thermal efficiency
- Doors will be bespoke to match the existing doors

Relevant Planning History:

AWDM/0615/22 Replace all of the existing timber framed windows with UPVC windows **Withdrawn 24.06.2022**

Consultation:

Council's Design Architect: The Vicarage is a non-listed building that is situated in a very prominent position within the Shoreham-by-Sea Conservation Area. Authorities must have regard to the desirability of preserving or enhancing the character or appearance of the Conservation in which the building is situated.

The proposed windows will differ in appearance from the existing, by, for example the frame housing the box for the sash windows are wider by some 20mm, and the proposed horns are more elaborate than the existing.

The manufacturer's detail of the various timber cills etc., but nothing appears to have been identified as match the existing. This is too vague.

The double glazing will however improve the thermal efficiency of the windows.

Second Response: I am happy for you to condition the details for all the windows as suggested by the agent

Adur District Conservation Advisory Panel: Recommend Approval

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15, 17
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property 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 locality, specifically the designated Shoreham Conservation Area.

Visual & Residential Amenity:

The Vicarage makes a positive contribution to the visual character of the area, and the designated Shoreham Conservation Area. Historically it was clearly a building of importance being held by the Vicar to the Church St Mary de Haura. Also, the number of windows within the building is a visual reminder of its importance within the locality.

Streets are very narrow, and The Vicarage, is positioned to be both fronting Church Street, but also because of its construction so close to its rear boundary, the property is very noticeable from Middle Street to its rear.

It is thereby critical that any replacement windows be of the correct material, and in this case, timber, to reflect the historic link. The application proposes to use timber frame windows for the replacement, and the applicant has chosen to replace all the windows and external doors. The Vicarage is not a Listed Building so therefore does not need to itemize the existing problems with the windows one by one, but notwithstanding this factor, the application will look to replicate the windows and doors, even down to providing the associated horns for the vertically sliding sash windows. The colour of the painted timber will be maintained also. However, the application will result in the change to double glazed windows, but these will be tastefully accomplished by using relatively narrow framework.

The provision of double glazing within the windows will create moderately thicker framework, but the will provide a greater thermal efficiency for the building, thus be an acceptable provision within the building, and will be more sustainable for the environment.

For the purpose of the planning application, the agents presented product details which they were looking to proceed with. The attachments were brochures and the agent stated that the details will be specified to match the existing profile to windows on an individual basis as appropriate.

Following this further information from the agent relating to the cills the Council's Design Architect states he is happy for a condition regarding the details for all the windows as suggested by the agent.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Details of the window

Informatives:-

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 07.12.2023

Authorised by: Peter Barnett Date: 7 December 2023