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28 June 2022
Ref: P1931/Let/FG

To Whom It May Concern,

RE: Full Planning Application for the *"Replacement of 96No. white Upvc windows"* at St Davids Gate, Penstone Park Lancing, BN15 9AL.

This application has been prepared on behalf of **Lincoln Holland Holdings Ltd,** in support of an application for full planning permission for the replacement of 96no. windows on all elevations of St Davids Gate, Lancing. The works are minor in nature and for the purposes of maintenance.

The application has been submitted via the Planning Portal under reference **PP-11341203** and comprises the following documents/drawings:

- Planning Application Forms
- Covering Letter
- Location and Block Plan
- Existing and Proposed Architectural Drawings

The Site

St Davids Gate is located off Penstone Park northwest of Lancing train station. The building is a purpose-built block of flats. The building hosts 24 flats over a total of 6 stories. The block of flats is 70's in style with a small amount of greenspace surrounding the building. Parking is located to the south and east of the flats with access off of both Penstone Park and Penstone Close.

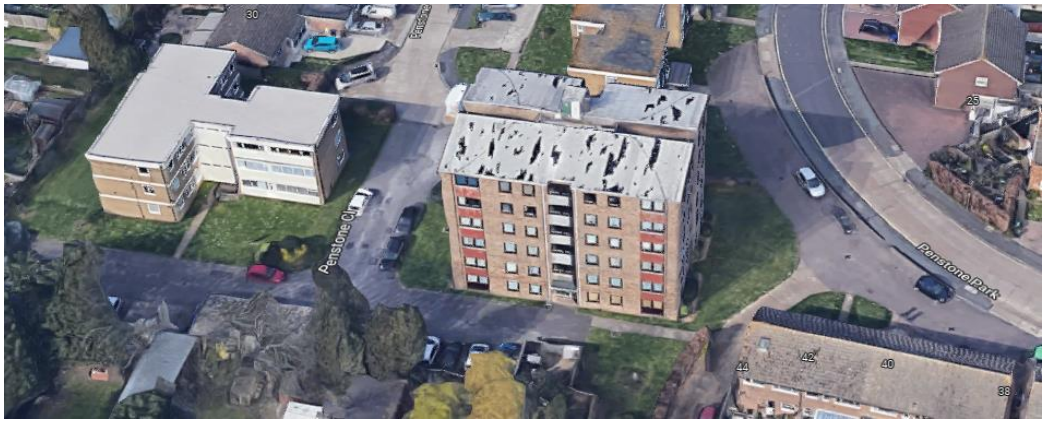


Figure 1 – St Davids Gate (Source: Google Earth, 2022)

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St Davids Gate is not located within a conservation area or subject to any other land allocation.

This application relates solely to the replacement of the external windows on all elevations totalling 96. The windows are currently sub standard with a significant number hosting issues including faulty hinges.

Planning History

A review of the Council's online portal has been undertaken and reveals two planning applications relating to the site, as detailed below:

AWDM/1078/15 – Cladding and new Upvc windows to South, East and West elevations; new glass roof to entrance canopy on south elevation. **Approved 03/12/2015.** This application was approved with no conditions other than the standard time and plans conditions. Within the officers report it is expressed that the openings would be sufficiently in keeping with the fenestration on the building and those surrounding.

L/13/85/TP/2340 – Two-Storey Block of 6 Flats. **Refused 30/04/1985**

Proposal

This application seeks full planning permission for the replacement of 96 windows on St Davids Gate.

As previously suggested the works are minor in nature with the application being solely for the replacement of windows on St Davids Gate. The windows are currently Brown Upvc windows which have a multitude of maintenance issues. The windows currently do not meet health and safety requirements. The proposal seeks to introduce white Upvc windows in the same location as the existing windows. The new windows will meet the requirements outlined by HSE. Furthermore, the windows will replace the broken ones currently in situ. The windows proposed will have a greater energy efficiency than the broken ones currently lining the building.

Planning Policy

A key role of the planning system is to regulate the development and use of land in the public interest. At the heart of the planning framework are Statutory Development Plans which seek to guide the decision-making process. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that, where the Development Plan contains relevant policies, an application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

The development plan comprises the Adur Local Plan (2017) and any relevant Supplementary Planning Documents.

This Section does not seek to explore the national and local planning policies in significant detail but seeks to outline those most relevant policies. The relevant policies have however been fully considered in the preparation of this application.

National Planning Policy Framework (NPPF)

The NPPF was adopted in 2012 with a revised version published in July 2021.

The following Chapters are considered the most relevant sections in the consideration of the proposed development:

- **Chapter 2 – Achieving sustainable development**
- **Chapter 12 – Achieving well designed places**
- **Chapter 14 – Meeting the challenge of climate change, flooding and coastal change**

Adur Local Plan (2017)

The Adur Local Plan was adopted in December 2017 and will guide development and land use priorities in the district for the period up to 2032.

The following policies are considered to constitute the main policies of reference to this application and although they are not explored in detail within this statement, the following have been fully reviewed in the preparation of this application and as such, the proposals are considered to be entirely acceptable:

Policy 1 – Presumption in Favour of Sustainable Development
Policy 15 – Quality of the Built Environment and Public Realm
Policy 18 – Sustainable Development

Planning Appraisal

The proposals seek full planning permission for the removal and replacement of 96 windows at St Davids Gate, Lancing. The windows will change in colour to white Upvc and will be modernised to meet the current health and safety requirements which the windows currently do not. The history on the site establishes the principle of development of this nature with the upgrading of existing housing stock considered to be a key feature within the development.

Whilst the subject block of flats is visible from the street scene the proposed change of the openings of the building is not considered to result in a significantly harmful impact upon the character of the host building or the area generally. This is as a result of the minor change in the replacement windows and the minor visual change in appearance when viewed in the greater context of the host building/area. The replacement material is Upvc which gives the windows a slightly greater frame thickness. The improved windows will provide greater sound insulation to that of the existing.

Additionally, the alteration to white Upvc will ensure a visual integration with the surrounding residential area. All the properties including its direct neighbours in St Johns Court and St Nicholas Court currently host white Upvc windows. As such it is considered the alteration to white from brown will create a greater unity with the surrounding properties.

The proposed scheme has been sensitively designed to respect the existing residential amenity of surrounding dwellings and to ensure the residential amenity of future residents is also respected.

To conclude, the proposals are considered to be in accordance with the NPPF and local planning policy and will not result in detrimental impact to existing or proposed residential amenity.

Conclusion

To conclude, the replacement of the windows will result in the upgrading of a highly prominent building. Furthermore, the changes are considered to be policy compliant and will improve the overall energy efficiency of the block of flats as well as resulting in an improvement to the future and current occupiers of the flats.

The application accords with the Development Plan and there are no technical or other planning constraints which would significantly or demonstrably outweigh the clear benefits which should be afforded to this application. We respectfully request that full planning permission and listed building consent is granted without delay.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning



Chris Barker MATP MRTPI
Managing Director