CIRCULAR NO. 01/2006

SUPPLEMENTARY DESIGN AND ACCESS STATEMENT
(INCORPORATING PLANNING STATEMENT)

SITE LOCATION:

33, EAST STREET, SHOREHAM-BY-SEA, WEST SUSSEX, BN43 5ZD

PROPOSAL

Proposed Replacement First-Floor Windows to Front Elevation





DW PLANNING 59 SADLERS WAY RINGMER EAST SUSSEX BN8 5HG

INTRODUCTION

This Supplementary Statement is submitted as, since the submission of the original planning application for the replacement of the rear windows only, the Applicant now proposes to replace the first-floor front windows as well.

Overall, therefore, this Supplementary Statement should be read in conjunction with the initial "Design and Access Statement".

1. ASSESSMENT

1.1 Physical: retail premises on ground floor, 2-bed flat on first floor, within Town centre commercial area/Conservation Area. Existing first-floor front windows in poor condition and require replacement (see photograph on front cover).

1.2 Social: no relevant issues.

1.3 Economic: little or no long-term impact; local employment during window replacement works in the short-term.

1.4 Planning Policy: located in an area notated on Adur District Local Plan as within a Conservation Area/ mixed business and shopping; (now see below).

1.5 **PLANNING STATEMENT**: at the National level, the contents of the **"National Planning Policy Framework"** (NPPF), issued March 2012, are relevant.

1.6 Of relevance to the current proposals are the following extracts:

1.7 *"12.Conserving and Enhancing the Historic Environment - para. 134: where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."*

1.8 Comment: the replacement of the first-floor front windows with very similar, timber frame (but double-glazed) slim-line units will result in very little, if any, noticeable change to the exterior appearance of the building. The only difference in window type being the extra width of frame required toaccommodate the double glazed panes (see Sectional plans). As the overall external dimensions of the proposed windows will be exactly the same as the existing, then the differences will be imperceptible, especially as the windows are at a higher first-floor level than normal eye-line views. Any harm to the heritage asset will thus be minimal in the extreme

and the main frontage views - from within the more publicly-accessible parts of the Conservation Area - are being retained virtually unaltered. More effective window types will also ensure the optimum viable use of the premises.

1.9 "*Pre-Application engagement and front loading – para. 188: early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussions enables better co-ordination between public and private resources and improved outcomes for the community".*

1.10 Comment: following post-application discussions with the Council`s Planning Officer, the replacement front window proposals were incorporated within the original application.

1.11 *"Determining applications – para.197: in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development".*

1.12 Comment: new, timber-framed double-glazed windows will improve the thermal efficiency of the building, and minimise heat loss, thereby contributing to an improvement in the sustainability of the property without impacting adversely upon the Conservation Area/ Heritage Asset considerations in such cases.

1.13 At the local level, the following (saved) policies in the adopted **Adur District Local Plan** are relevant:

1.14 Policy AB4 – this states that: *"new development (including alterations) within Conservation Areas will be required to be of a high standard of design and construction materials such as to preserve or enhance the character and appearance of the particular Conservation Area."*

1.15 Comment: the pr-application discussions referred to above resulted in the selection of slim-line timber-frame windows which were acceptable to the Planning Officer as preserving the character and appearance of this part of the Conservation Area.

1.16 Policy AB6 – *"where an application for planning permission…is submitted for the alteration…or repair of a building within a Conservation Area, the DPA will seek the retention of original features or, where this is not possible, their reinstatement with appropriate materials and the removal of unsympathetic features."*

1.17 Comment: as stated above, the discussions resulted in the retention of those original features which contribute the most to the character and appearance of the Conservation Area, vide replacement timber-frame double-glazed windows on the front elevation of identical proportions, design, appearance and scale to the existing..

1.18 Also to be taken into account is the **"Shoreham-by-Sea Conservation Area – Character Appraisal and Management Strategy"** , approved 18 March 2008.

1.21 This states that, in terms of the above-mentioned Local Plan policies, the objective is to*: "allow sympathetic new development and redevelopment so that conservation areas remain alive and prosperous, while retaining the special features and character which make them worthy of designation."*

1.19 Also, it is recommended that further guidance should be given on matters such as: *"appropriate materials to use for repairs or replacement of …windows…etc."*

1.20 Comment: in relation to both these statements, the discussions provided the requisite guidance, thereby securing the use of virtually "like for like" new double-glazed windows to replace the existing single-glazed units in the first floor, front elevation.

2. INVOLVEMENT

2.1 Preliminary discussions held with Council Officer, as referred to above, resulting in the formal application now before the Council.

3. EVALUATION

3.1 Relatively minor proposals, of a replacement/repair nature, with little or no adverse impacts upon any matters of acknowledged importance.

4. DESIGN

4.1 Only minimal external design changes required. No material affect upon existing front elevation to East Street, and no adverse impacts upon character and appearance of the Conservation Area when viewed from East Street itself.

5. USE/AMOUNT

5.1 Current uses remain unaffected.

6. LAYOUT

6.1 Current layout remains unaffected.

7. SCALE

7.1 External appearance of front of property remains unchanged, as replacement windows are of a size, type and scale almost identical to those they replace.

8. LANDSCAPING

8.1 No landscaping proposals involved.

9. APPEARANCE

9.1 No material changes to appearance of front elevation, thus building`s appearance in the main street scene will remain as existing.

10. ACCESS

(I) Vehicular and Transport Links: all as per existing.

(II) Inclusive Access: existing uses already incorporate compliance with accessibility as appropriate.