Post Committee Delegated Report

Application Number: AWDM/0583/15 **Recommendation – APPROVE**

Site: **Sheltered Housing 85 To 107 The Green Southwick West Sussex**

Proposal: **Replacement of all timber windows with UPVC rosewood woodgrain effect windows to all elevations of three blocks (flats 85-107).**

Applicant: **Mr Benjamin Turner** **Ward:** **Southwick Green**
Case Officer: **Hannah Barker**

25th April 2016 Update: - The current application was heard at Planning Committee on 1st September 2015. The original committee report is copied below. Amended plans were sought prior to committee to show changes to the design of some of the new replacement windows rather than a replacement like for like with uPVC. From a Conservation Area point of view the most important windows are those on the front elevation facing The Green. The original timber windows consist of a combination of triple pane and double pane windows on this side. The double pane windows consist of a side opening casement (with mid-rail) and top-hung top-light with fixed light below. Because of the much heavier framing this arrangement it was considered that this would look rather clumsy undertaken in uPVC. It was therefore considered to be preferable if the double pane windows were both side-opening casements (with mid-rails) rather than try to emulate the current opening pattern. Plans to show this were sought prior to committee however these were not received in time.

At Committee members resolved to delegate to officers to seek the relevant amended plans that satisfy the above and to also seek to ensure that the existing mismatched replaced uPVC windows are also replaced to match in colour, design and opening methods the proposed replacements. Following receipt of such plans a delegated decision could be issued. It should also be noted that the Adur District Conservation Area Group have stated that the application should be approved.

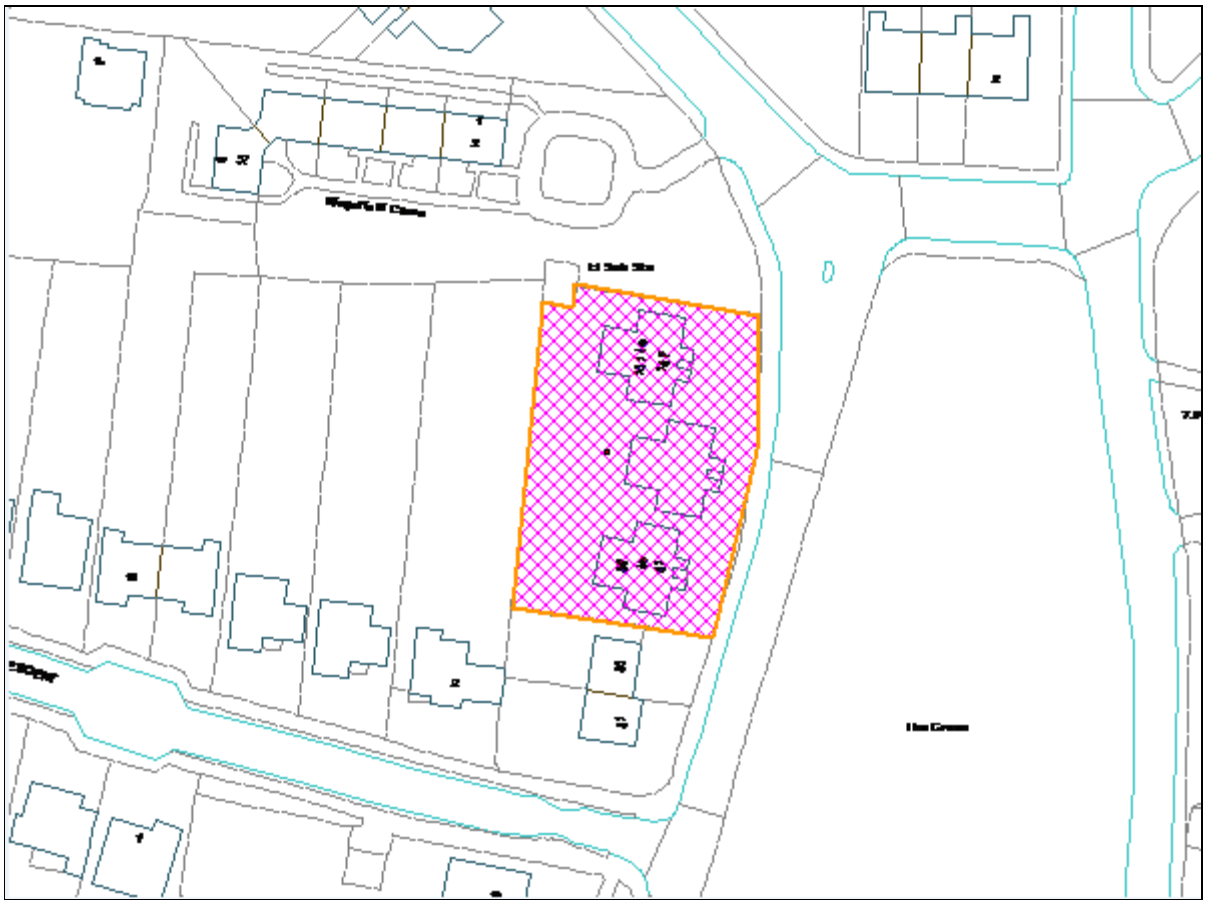
Amended plans have been received 12th April 2016. These plans show all windows to be replaced in the building including the existing uPVC windows. The plans show changes to the design of the existing windows to meet the concerns expressed above. All windows on the front elevation are shown as outward opening casements with horizontal glazing bars. This change in design from existing will allow for the visual character of the building and its impact upon the character and appearance of the Conservation Area to be protected. As set out above the replacement with uPVC will give rise to a thicker profiled window than timber. The change in design will result in a more sympathetic appearance whilst still allowing the replacement with uPVC in this case.

1. 3 Year time limit
2. The development hereby permitted shall be carried out in accordance with the following approved plans: - ap/04/TheG85 – received 12th April 2016

ap/03/TheG85 – received 12th April 2016

Informative
1. Proactive - amendments

Case Officer: - Hannah Barker Date: 25th April 2016
Signed By: - Jo Morin Date: 23.05.2016



Not to Scale

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Proposal, Site and Surroundings

The application relates to three purpose-built, two-storey blocks of sheltered housing units (12 no. flats in total) dating from the mid-1980's facing the west side of Southwick Green, within the Conservation Area. The buildings have a 'Mock Tudor' design with part timber-boarded detailing and brown-stained wooden windows as originally installed.

Permission is sought on behalf of Adur Homes to replace the original wooden windows with uPVC double glazed windows in a 'Rosewood effect' finish. It is apparent from a site visit that several of the original windows have already been replaced in uPVC. It is understood that these were replaced individually on an ad hoc basis, but without the benefit of planning permission. It is now proposed to replace the remaining timber windows in uPVC. The submitted plans state that the

replacement windows will match in design those existing with matching glazing bars and opening methods.

The application is accompanied by a Design and Access Statement.

Consultations

ADCAG: *Comments are awaited and will be reported verbally at the meeting.*

Representations

No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

The Committee should also consider the application in accordance with Section 72 Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves the replacement of existing windows which are described in the submitted Design and Access Statement as being in a poor state of repair and difficult to maintain due to their condition. The main issue here is the impact of the proposed windows upon the appearance of the existing building and on the historic character of the Conservation Area.

Visual amenity and Impact on the Conservation Area

Whilst contemporary in terms of overall appearance, the scale and architectural composition of these modern flat buildings is respectful of the historical context of The Green and they incorporate a variety of traditional elements, not least the wooden windows and timber detailing. Some windows have already been replaced in uPVC with a 'Rosewood effect' finish. Their brown finish is lighter in colour than the original black-stained timber windows and the black-stained decorative 'Mock Tudor' boarding which frames the windows.

The windows in the front elevations of each of the flat buildings consist of a combination of double and triple pane windows. As originally installed, the double pane windows are made up of a side-opening casement bisected by a glazing bar and a top-hung top light with fixed pane below. One or two of the uPVC windows that have previously been installed have not replicated this original design with the glazing bars having been omitted. However, it is not intended to replace these existing uPVC windows in order to keep costs to a minimum.] As submitted, the proposed replacement uPVC would replicate the design (with glazing bars) and opening pattern of the original timber windows.

In addition to the slight colour difference, the uPVC windows will have a thicker frame profile than the original timber windows resulting in a 'heavier' appearance in general. Moreover, owing to the thicker framing the combination of side-opening casements and top-hung lights will look noticeably 'clumsier' than the existing arrangement in timber. The Conservation Architect has suggested that the opening pattern is amended on these front-facing double-pane windows to omit the top-hung detail in order to avoid an unsightly and overly 'bulky' detail. This has been suggested to the applicant and an amended drawing to this effect is awaited.

Although it disappointing that the existing mismatched uPVC windows will not be replaced as part of the planned works, it is considered on balance, subject to the minor adjustment to the opening pattern suggested, the proposed uPVC replacements would have a limited impact on the appearance of the buildings and would not seriously harm the character of the Southwick Conservation Area such as to warrant refusal.

Residential amenity

The proposed replacement windows will have no adverse impact on the residential amenities of the occupiers of the sheltered flats or surrounding properties.

Recommendation

SUBJECT TO THE COMMENTS OF ADCAG AND THE RECEIPT OF AMENDED PLANS AS REQUESTED, APPROVE

Subject to Conditions:-

1. *Standard 3 Year Time Limit*
2. *Approved Plans*