Development Control – Delegated Officer Report

Application Number: AWDM/0248/13 Recommendation – Approve

Site: Flat 2 32A East Street, Shoreham-By-Sea, West Sussex

Proposal: Retrospective consent for replacement windows

Date of site visit: 21st June 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Retrospective permission is sought for two replacement windows at first floor above 32 East Street serving flat 2 32A East Street. Both windows front onto East Street. The site is located with the Shoreham-By-Sea Conservation Area and within the setting of the Grade 1 listed church which is in close proximity opposite to the west. The previous white-painted timber windows have been replaced with uPVC windows of a modern design.

Representations: An email representation has been received from the freeholders of the adjoining property 33 East Street Shoreham. It is understood that it is the policy of Adur District Council to resist the installation of uPVC window units in the front elevations of properties within the Shoreham Town Centre Conservation Area.

Adur District Conservation Advisory Group: - Agreed to approve.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AB6, AB11, AH7 and Supplementary Planning Guidance Development Control Standard No. 3 Extensions and Alterations to Dwellings.
Shoreham-By-Sea Conservation Area Character Appraisal and Management Strategy March 2008.
National Planning Policy Framework (CLG 2012)

Planning Assessment

The application for consideration here is for the suitability of the replacement windows in this location with uPVC windows of the style installed. The upgrading of the existing housing stock located within the built up area can be supported in principle. There is no adverse impact on the residential amenities of the occupiers of the adjacent dwellings. The main issue for consideration here is the effect on the character and appearance of the existing building and its setting within the Shoreham-By-Sea Conservation Area and within the setting of the Grade I listed church.

The replacement windows are considered to be detrimental to both the character and appearance of the Conservation Area and the setting of the

Grade 1 Listed Church. The windows do not replicate sympathetically the design of the previously installed timber painted casement window frames with slim glazing bars, visible hinges, flush, even frames with a profile feature below the top section. The previous windows albeit simple in their design contributed positively to the traditional character of the buildings within this street frontage. The other windows at first floor within this row of properties are wooden with sash and bay windows; the exception being the first floor window adjacent to the site which is of modern aluminium design. Although this is an unfortunate feature it does not by itself justify consent being granted for a further unacceptable window. There are no planning records for this replacement window and it appears to have been in place for some time. In any case should the window need replacing in due course justification can be made for a replacement with a much more sympathetic design and use of appropriate materials within this sensitive and protected location. This represents an opportunity for improvement in the future.

It should also be noted that a recent permission was granted for replacement windows at no. 33 East Street, including the front bay to the north of the site. (AWDM/1362/12) The proposed replacement windows to the rear of the building were approved in uPVC whilst the front windows facing onto the street where approved in timber of matching sympathetic design to existing.

The replacement windows are fully modern in design with little reference made to the previous windows in style, appearance or opening mechanisms. The opening windows are raised and do not sit within the frame, the uPVC profile is thick and the proportions of the previous timber windows have not been replicated.

The Adur District Local Plan states that the District Planning Authority has in respect of Conservation Areas a statutory duty to pay special attention to the desirability of preserving or enhancing their character or appearance. Policy AB4 states that, ‘new development (including extensions and 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.’

Policy AB6 also states that, ‘where an application for planning permission, Conservation Area consent or grant aid is submitted for the alteration, change of use, extension or repair of a building within a Conservation Area, the District Planning Authority will seek the retention of original features or, where this is not possible, their reinstatement with appropriate materials and the removal of unsympathetic features.’ This is endorsed by the National Planning Policy Framework which states that new development should respond to local character and history and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

The Shoreham-By-Sea Conservation Area Character Appraisal and Management Strategy makes reference to the importance of this part of East Street as contributing to the setting of the Grade I listed Church. Due to its significance this area has been designated as an Area of Special Advertisement Control with deemed consent and powers to grant express consent are more limited. The Church of St Mary de Haura and its setting are

identified as positive features of the Conservation Area within the Character Appraisal.

The Adur Local Plan states that Central Government legislation emphasises the need to consider the effect of a proposed development on the setting of a Listed Building. The District Planning Authority will pay particular attention to any development proposals affecting the setting of a Listed Building. This will include design and materials, even if the building itself is of no particular merit nor adjacent to the Listed Building. Policy AB11 states that where proposed new development is located within the setting of a Listed Building the District Planning Authority will require that the design and materials do not adversely affect the setting. New development which would adversely affect the setting of a Listed Building will not be permitted.

Recommendation

REFUSE:– For following reason: -

Due to the modern materials used and their insensitive design, the replacement windows detract from the traditional appearance of the building and fail to preserve or enhance the character or appearance of the Shoreham Conservation Area. They are detrimental to the special historic character of the street scene and the setting of the grade I listed Church of St Mary de Haura. The development is therefore contrary to saved policies AB4, AB6 and AB11 of the Adur District Local Plan and the NPPF.

Informative:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

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

Case Officer: Hannah Barker Date: 6th August 2013

Authorised by: Jo Morin Date: 6 Aug 2013