Development Management – Delegated Officer Report

Application Number: AWDM/0047/16 Recommendation –REFUSE

Site: Marquis Of Granby West Street, Sompting.

Proposal: Replace existing timber framed windows with double glazed uPVC units to all elevations.

Date of site visit: 8.02.16

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a public house within Sompting village. The main part of the building is two-storey with single storey elements either side, it has a pantile, hipped roof with parapet in front. The building is set back from the highway with vehicular access and parking to the front. It fronts onto a mini round about and road junction with Church Street and West Street. There are dwellings to the south and west of the site and countryside to the east. The site is located within Sompting Conservation Area.

The windows in the building are currently metal casement windows within white-painted timber surrounds. To the front and some side windows the glazing is leaded. Permission is sought to replace the existing windows with double glazed uPVC units to all elevations, included leaded glazing to replace where currently existing. A supporting Design and Access Statement has been submitted with the application.

Representations: None received

Sompting Parish Council: - Object – as this property is in a Conservation Area and submitted plans do not indicate that new materials are in accordance with the existing appearance.

Adur District Conservation Advisory Group: - Agree to approve.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AB6, AB11, AH7
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 to match existing. The upgrading of the building can be supported in principle. There would be no adverse impact on the residential amenities of the occupiers of the adjacent dwellings. The

main issue for consideration here is the effect upon the character and appearance of the existing building and its setting within the Conservation Area.

The replacement uPVC windows, have been designed to match the casement style and leaded glazing of the existing windows. However the frames, by the nature of the material used are thicker in profile and do not represent a sympathetic replacement. The loss of the timber surrounds will be detrimental to both the character and appearance of the existing building and Conservation Area. The windows do not replicate sympathetically the design of the metal windows with timber painted surround. The submitted plans do not give details of the appearance of all the replacement windows a 'typical' window is shown. This shows matching opening methods however clearly shows the thicker frame and profile than the existing windows. The windows as existing have slim glazing bars and leaded glass. These windows cannot be replicated satisfactorily or sympathetically in uPVC. Only a timber or metal replacement could be acceptable in this case. The applicant's agent was informed by the case officer that support could not be given for the proposal and the suggestion was made that the timber surround would be retained and the crittal windows replaced with uPVC, this, although an improvement, could not be supported. There could be scope to replace windows to the rear of the building with uPVC as these are not directly visible in public views and would consequently have a less harmful effect on the character of the building and the Conservation Area. This has been suggested to the applicant's agent however no amendments have been forth coming and therefore the application is to be determined as submitted.

The building is uniform and simple in character with symmetry created by the windows, being bays at ground floor and flush casements at first floor. Due to the simplicity of the building the windows are the most dominant, decorative feature of the building and are therefore especially important. They are highly prominent in relation to the character of the building within the Conservation Area. The visual balance of the building would be compromised as the windows form such a fundamental part of the character of the building. The works would therefore be detrimental. The siting of the building also adds to its significance within the Conservation Area. It greatly impacts upon surrounding public views.

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.' These works will not preserve or enhance the 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. These works would be contrary to these policies.

Recommendation

REFUSE:– For following reason: -

The proposed replacement uPVC windows by reason of their modern material, frame thickness, profile and proportions would differ noticeably from the existing windows, having a heavier appearance that would detract from the architectural integrity and interest of the existing building and fail to enhance or preserve the character or appearance of the Sompting Conservation Area. The proposed development is therefore contrary to saved policies AB4 and AB6 of the Adur District Local Plan and the NPPF.

Informative:

1. Pro active statement
2. Refused plans

Is recommendation contrary to letter(s) of representation? Y ADCAG

Case Officer: Hannah Barker Date: 15th March 2016

Authorised by: Jo Morin Date: 15.03.2016