expires 6/7/09

Development Control – Delegated Officer Report

Application Number: ADC/0176/09 **Recommendation - Permit**

Site: **54 High Street Shoreham-by-Sea West Sussex BN43 5DB**

Proposal: **Replacement of metal-framed windows with UPVC-framed double-glazed windows (Gresham House)**

The Application

The application relates to first floor offices within Gresham House (No.54 High Street), located within Shoreham Conservation Area.

Permission is sought to replace the existing metal framed 'Crittal' windows with uPVC double glazed windows. The applicant proposes like for like designs in terms of their opening style and overall size, with a slight increase in frame thickness. The proposal comprises two (non-matching) main windows in the south elevation above the recently installed shop front (Ian and John Cuss Family Butchers), one set of double windows on the SE angled corner of the building, seven sets of windows in the eastern elevation of the building, all at first floor level. Additionally there would be four small stairwell windows angled up from the ground floor entrance (in John Street) to first floor level.

The block which includes the application site is relatively modern in the context of its historic surroundings, having been constructed sometime in the inter-war period. All of the ground floor shop fronts are modern in their use of materials and fascia signage. Above No.62 (The Bridal Shop) to the far west of the block are two stories with two casement windows in each, both being uPVC . Above No.60 (Blockbuster Video) is one storey with three timber sash windows. Above the former Woolworths site (No's 58-56, adjacent to the site) are two different styles of windows, to the west (No.58) there are three uPVC casement windows, and to the east (No.56) are three Crittal style windows.

Consultations and Representations

Adur District Conservation Advisory Group: No comments received.

Third Parties: There have been no objections received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH7 and Appendix II 'Supplementary Planning Guidance'

comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)
PPG15 'Planning and the Historic Environment' (DETR 1994)

Planning Assessment

Policies
There is a statutory duty to pay attention to the need to preserve or enhance Conservation Areas. Local Plan policy AB4 also requires design and construction materials be of a high standard. Policy AH7 states that extensions and alterations should be of sympathetic design and materials to the original dwelling and the area in general. Development Control Standard No.3 states that replacement windows should be chosen to reflect the character and style of the dwelling and streetscene.

The Shoreham-by-Sea Conservation Area appraisal and management strategy adopted in March 2008 states that developments (within the CA) which are of modern design are relatively bulky and uninteresting and do not contribute positively to the area or enhance the setting. It further states that uPVC windows and modern materials are negative factors on the conservation area.

Affect on the Conservation Area
Whilst the use of uPVC replacement windows in the Conservation Area is usually resisted on more historic buildings, it is significant that there are already replacement windows within the same 'modern' block as the application site, although these appear to have not gained formal planning consent. The shops within the block also have more modern materials for their shop fronts, with stainless steel and powder-coated aluminium being used. As stated above the upper floor windows which front the High Street are a mixture of styles and materials, which all lead to an erosion in the overall character of the host block.

Despite the fact that the introduction of sash style windows would enhance the overall appearance of the block, as others have this design of window appearance (albeit in casement style in two of the cases), it is to be noted the window openings of the application site are wider than would allow for this type of window design.

It is considered that, on balance, the replacement windows would mimic the design and style of opening of the existing building in such a way that it would not have a detrimental effect on the character of the Conservation Area. The use of uPVC on this relatively modern building, which is sited within a block which utilises multiple fenestration materials is considered to be acceptable.

Recommendation

APPROVE for reason that :-

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Case Officer [redacted] 22/6/09
Date: 19/6/09