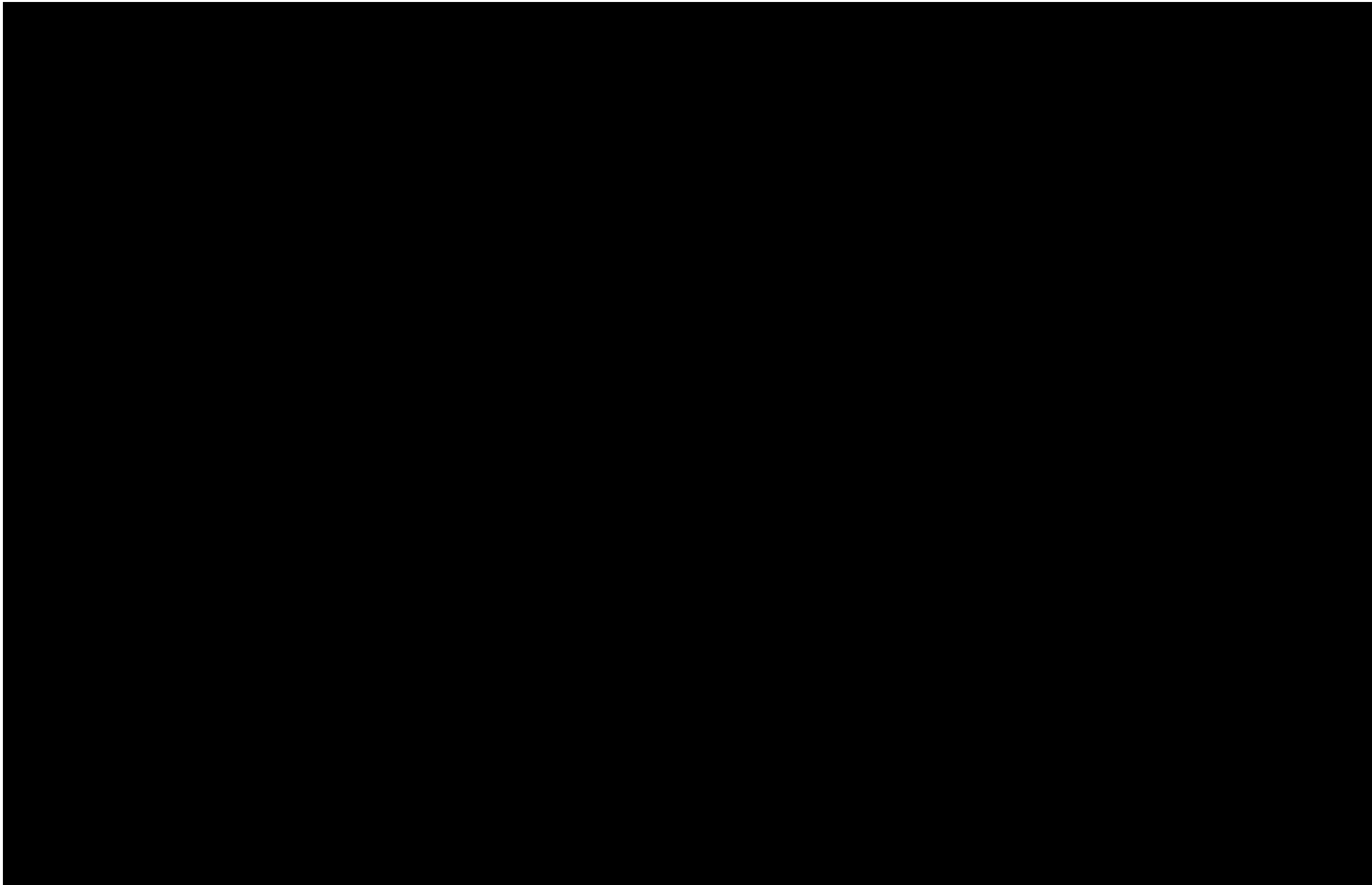




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 14 February 2020 13:56
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: BR/10/20/PL

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8A Sadler Street Bognor Regis PO21 1UA

Replacement of 2 No. timber windows, 1 No. timber bay window & 1 No. timber door all with PVCu windows (only bedroom window will be sliding sash) & door

The property faces on to Sadler Street, which is a small rear service street. Historically the properties fronting on to West Street and The Steyne would have used this as a means of secondary access. It is typical of the several small service streets or roads in the area and its scale contrasts with that of the larger, more formal spaces of the main squares.

The property itself forms part of a terraced house which appears to have been converted into a small number of apartments. It is rendered and painted a cream colour. The apartment in question is on the first floor and contains a number of wooden sash windows. Such a window style is a feature of the conservation area.

The apartment is visible from Sadler Street and is viewed in the context of a series of garages, rear garden spaces and parked cars. Saying that, there is a distinctive character to this area which still prevails, and could be enhanced.

The proposal

The proposal is to replace the existing traditional windows with UPVC ones. Windows are an important feature within a building, and their replacement should be carefully considered. It is considered that this proposal is problematic; the design, detailing and operation of windows constructed from UPVC make them appear different to

traditional windows. Further, the visual effect of shiny modern plastic is out of keeping with more traditional materials.

I should also point out that UPVC windows are also unsustainable; it is tricky to repair them, with often the only viable option being to replace them in their entirety. In addition, they require continuous cleaning to prevent discolouration from dirt and ultra-violet light, and regular maintenance.

Normally within Conservation Areas we try to support the use of traditional materials, such as wood, as this respects the character of the area and the buildings within them. This is especially true of those windows which face on to the public realm. As a consequence, any new windows should reflect the appearance/materials of those currently installed in the building.

Whilst an explanation has been provided as part of the application, it is not considered that it adequately justifies why the existing windows cannot be replaced on a like for like basis. As a consequence, my preferred approach would be to use traditional materials to the public facing elevations of the property.

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2019). The level of harm is considered to be on the lower end of the scale. As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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