

From: Finlay Gardner <Finlay.Gardner@arun.gov.uk>
Sent: 02 March 2020 10:13
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BR/10/20/PL

Please attach as Correspondence

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Save the environment - think before you print.

From: Finlay Gardner
Sent: 02 March 2020 10:13
To: 'martin reynolds' [REDACTED]
Subject: RE: BR/10/20/PL

Dear Mr Reynolds,

The pre planning advice will be considered and attached to the report which I will write once I have further consultation responses. I will get your comments uploaded to the application.

Kind regards

Finlay Gardner

Finlay Gardner | Planning Officer, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: martin reynolds [REDACTED]
Sent: 28 February 2020 21:40
To: Finlay Gardner <Finlay.Gardner@arun.gov.uk>
Subject: BR/10/20/PL

Hi Finlay,

We spoke earlier today regarding the above and you kindly guided us through the public consultation section of the portal which I have now read and want to state the following.

Prior to this application, we sought pre-application advice (PAA/114/19)

We wanted to know if we would be permitted to change all the windows in the flat , including the wooden bay window in the lounge - which faces out into the main street scene (West st).

We presented a case in support of our plan, including photos of other properties in the area .In particular wilton house in west.st which despite being in the conservation area, was granted planning permission for rear facing plastic windows, setting a precedent we argued.

We understood that pre application advice would be taken into account in any full application later.

Consequently I am dismayed to see that it seems to have been omitted from the documentation on line ,depriving other interested parties a chance to read it and diminishing our case. Particularly as the conclusions of this advice clearly suggests that if the west st. street scene remains unchanged then planning permission would likely be granted - see scanned excerpt below.

Please note that we subsequently modified our proposal to take this advice fully into account ; seeking now to only change those windows at the rear, in Sadler St. Leaving the West St lounge window unchanged, as required.

yours sincerely
martin Reynolds

Conclusion of pre planning advice ref PAA/114/19

" Based on the above comments I conclude that were an application for planning permission be submitted it would be likely to be refused for the following reasons;

The replacement of the existing traditional timber windows with PVCU windows would detract from the character and appearance of the Conservation Area. The proposal neither preserves nor enhances the special character of the

Conservation Area and conflicts with policies DDM1, DDM4 and HERDM3 of the Arun District Local Plan and the NPPF.

Should an application be submitted for replacement windows with timber proposed to the street scene and PVCu to the rear at Sadler Street, it is likely this would be acceptable."

Sent from [Mail](#) for Windows 10