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Sent: 08 July 2019 10:47
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: BR/155/19/PL

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The application appears to cover all of the windows in the building, which is located adjacent to Mead Lane. The building, which contains 6 flats is located within the Bognor Regis (Upper Bognor Road and Mead Lane) Conservation Area. It is also located with close proximity to a number of Listed Buildings including 41- 57 Upper Bognor Road.

The property itself is fairly modern in terms of its construction, being of brick and slate construction. There a large number of wooden windows within the building.

The proposal is to replace these 27 wooden windows with PVCu double glazed windows on all of the elevations. It is suggested by the applicant that these windows are of a similar appearance to the existing 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.

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2018). 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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