

Planning Statement – Replacement Windows

1 Priory Court, Campbell Road, Bognor Regis, PO21 1NW

The following brief statement has been provided to support the application for a Proposed Use Application for a Lawful Development Certificate for an Existing use or operation or activity including those in breach of a planning condition.

Town and Country Planning Act 1990: Section 191 as amended by section 10 of the Planning and Compensation Act 1991. Town and Country Planning (Development Management Procedure) (England) Order 2015

1. Description of features on the existing site?

The property is a purpose built one-bedroom flat which is part of a three storey block of 12 flats managed by J H Watson. It was built in around 1988 and is accessed via a common gated entrance.

The windows are softwood frames with double glazing. Painted brown on outside and white inside. The windows are in very poor condition and thermal efficiency is poor.

2. Details of how access issues have been addressed

The proposed replacement windows will not impact or affect the access to Flat 1 or any other properties.

The specification of the UPVC windows does however provide for an emergency 'Fire escape' opening mechanism to the window being installed in the bedroom. This will ensure that the occupiers have an additional escape route if required.

3. Details of the layout of proposed development

The proposal is to replace all 6 windows and frames in the flat (1 in bedroom, 4 in lounge and 1 in kitchen) with modern thermally efficient UPVC frames and double glazed units using 'Planitherm' glass.

The frames will be very thermally efficient and reinforced.

The fitters will be 'Certass' approved and a Buildings Regulations Compliance Certificate will be provided.

4. Details of the scale/appearance of the proposed development

The specification is attached to the application but the proposed supplier Britannia Windows has proposed a design which matches the others in the block with a brown rosewood external coloration and white internal colour. The appearance is fully in keeping with the character of the block and surrounding areas.

UPVC has been chosen as being more durable and energy efficient than replacement softwood frames and units.

5. Details of the landscaping in the proposed development

N/A

6. Details of how Heritage Assets issues have been addressed

N/A

The property is relatively modern built in around 1988 and not listed. The design of replacement windows is in keeping with existing windows.

In summary whilst we accept that it is not a straight like-for like replacement in that we wish to use UPVC as opposed to timber, we believe that the proposal is in keeping with the character of the property and will significantly improve the energy efficiency of the property and reduce any potential health impacts from moulds that may be present in the rotting frames.

UPVC will be more durable as some element of condensation is inevitable in small one-bedroom flats.

The managing agents have confirmed they are content for the work to be done, subject to confirmation that all appropriate consents are obtained.

GAW Hickman, JE Footer and DJ Hickman (joint leaseholders)