

1.0 | Introduction

This report has been produced in support of the application for Full Planning Consent to replace the existing windows of Wilton House, located in the Steyne Conservation Area of Bognor Regis.

This report should be read in conjunction with the drawings accompanying the application.

2.0 | Use

The existing property is of wholly residential use which has been subdivided into individual flats. There are to be no alterations to the existing use of the building.

3.0 | Planning History

No relevant Planning History.

4.0 | Policy Consideration

The following relevant *Arun District Council* policies have been referred to and taken into consideration in the preparation of the accompanying proposals.

- ***Arun District Local Plan 2003***
- ***HER SP1 The Historic Environment***
- ***HER DM3 Conservation Areas***
- ***HER DM4 Areas of Special Character***
- ***SPGN Conservation Areas***

5.1 | Proposal

The windows and doors of Wilton House have deteriorated over recent years. The paint finish has peeled due to exposure to direct sunlight, thus adversely affecting the special character of the Conservation Area.

Rainwater ingress over the age of the property has also caused the timber windows and doors to rot (see *fig. 8.1 & 8.2*), making them increasingly difficult to open and close. As a result adequate natural ventilation to the property is restricted, whilst posing a significant security risk to the inhabitants.

As the existing windows and doors no longer fulfill their basic practical function of providing security and ventilation to the inhabitants, in addition to the adverse visual impact they are having, in their current state, on the special character of the Conservation Area, it is deemed necessary to replace them.

The proposal is to replace the existing double-glazed timber sash windows and doors with windows and doors to match the existing pattern and profile, constructed in PVCu, to mitigate the recurrence of such deterioration, whilst preserving the special character of the Conservation Area.

5.2 | Scale

There are to be no alterations to the scale of the building.

5.3 | Appearance

The proposal will not significantly affect the appearance of Wilton House or the Conservation Area within which it sits.

6.0 | Access

Access will not be affected by the proposal.

7.0 | Summary

Overall it is considered that the proposal would not be out of keeping and detrimental to the architectural and historic character of the Steyne Conservation Area; as such, the proposal sits in accordance with; **Local Plan Policies HER DM3 and HER DM4.**

For the reasons above, the proposed alterations should be granted Full Planning Consent.

8.0 | Existing Photos



8.1 Typical Existing window deterioration I



8.2 Existing window deterioration II