

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: FP/176/25/HH

LOCATION: 17 Limmer Lane
Felpham
PO22 7ET

PROPOSAL: Replacement of 11 windows with like replacements (This application may affect the character and appearance of the Felpham Conservation Area).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

FP/103/24/HH	Install replacement windows to front and side of property. (This application may affect the character and appearance of the Felpham Conservation Area).	Refused 29-08-24
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FP/104/24/L	Listed building consent to install replacement windows to front and side of property.	Refused 29-08-24
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REPRESENTATIONS

Felpham Parish Council - No objection.

Conservation Area Committee - No objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

CONSERVATION OFFICER

Windows contribute significantly to a building's historic character, reflecting architectural taste, social hierarchy, technical advances, and even historic taxation. They are integral to the architectural composition and help define the building's significance. During my visits to the house, I noted that the existing windows have been repaired multiple times and now contain a substantial amount of modern material, including replacement glass. They are also in need of further work or replacement. While improving thermal efficiency is understandable, double glazing in listed buildings requires careful consideration. Historic England advises that where windows are modern and lack historic glazing, or where inappropriate modern windows are being replaced, heritage-style slimline double glazing may be acceptable. Units must be of reduced thickness (typically 12-14mm) and designed to minimise visual

impact. An assessment of the proposal's effect on the building's significance is essential.

The proposal specifies timber windows with 12mm/14mm slimline double-glazed units. However, it is unclear which thickness is intended. Furthermore, while the application states that glazing bars will be integral, the drawings suggest applied bars with spacer bars behind larger panes. If this interpretation is correct, the design would not be acceptable. Clarification is required.

Slimline heritage double glazing may be acceptable in principle, but further details on glazing thickness and glazing bar construction are needed before the impact on significance can be fully assessed.

Comments noted. The applicant confirmed that the glazing will be 12mm slimline heritage double-glazed units and the glazing bars will be integral to the structure of the window addressing the Conservation Officer's concerns. As such, the Conservation Officer accepted the proposal.

POLICY CONTEXT

Grade II Listed Building
Conservation Area
CIL Charging Zone 4

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
HERDM1	HER DM1 Listed Buildings
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
HERDM3	HER DM3 Conservation Areas

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

DESIGN & VISUAL AMENITY

The property in consideration is a detached two storey dwelling located along Limmer Lane within the Felpham Conservation Area. The application seeks planning permission to replacement 11 timber windows with like for like slimmer double glazed units. The dwelling is positioned at a right angle to the road and is prominent within the street scene. The host dwelling makes a distinctly positive contribution to the character and appearance of the Conservation Area.

The existing windows are traditional, single glazed sash windows and through multiple repairs, now contains substantial amounts of modern materials. Historic England advises that where windows are modern and lack historic glazing, or where inappropriate modern windows are being replaced, heritage-style slimline double glazing may be acceptable. Units must be of reduced thickness (typically 12-14mm) and designed to minimise visual impact.

The proposed replacement windows would re-instate more traditional joinery and would not result in harm to the character or appearance of the host dwelling, street scene or wider area. The proposal is therefore in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The replacement of the windows would not cause any additional adverse overlooking effects and would not negatively impact neighbouring amenity in terms of privacy and overshadowing as the windows are in a like-for-like position to what is existing and primarily look onto Limmer Lane.

Due to the nature of the application it will not result in any overbearing, overshadowing or increased overlooking effects. The proposal accords with D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is in accordance with relevant development plan policies and is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

CIL DETAILS

This application is not CIL liable.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as

amended).

- 2 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the NPPF.

- 3 The development hereby approved shall be carried out in accordance with the following approved plans:

The Location Plan

Window Replacement Block Plan

Window 1 - South Ground Floor

Window 2 - West Ground Floor

Window 3 - South Ground Floor Bay

Window 4 - South Ground Floor Bay

Window 5 - South Ground Floor Bay

Window 6 - South First Floor Bedroom

Window 7 - South First Floor Landing

Window 8 - South First Floor Bay

Window 9 - South First Floor Bay

Window 10 - South First Floor Bay

Specifications (noting agreement for 12mm slimline heritage double-glazed units).

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy HER DM1.

- 4 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).