

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

REF NO: LU/118/26/HH

LOCATION: 4 Old Warehouse Mews
Western Road
Littlehampton
BN17 5GE

PROPOSAL: To replace soft wood double glazed sliding sash windows with sliding sash eco upvc windows. This application may affect the character and appearance of the Littlehampton Sea Front Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
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REPRESENTATIONS

Littlehampton Town Council - No objection.

No representations received from nearby occupiers

CONSULTATION RESPONSES RECEIVED:

The Conservation Area Advisory Committee have objected to the use of UPVC windows in the conservation area. This has been addressed in the conclusions section below.

POLICY CONTEXT

Conservation Area.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment

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 AND VISUAL AMENITY

The sit includes a terraced dwelling with an under croft driveway providing access to the rear parking area for Old Warehouse Mews. The proposal is for the replacement of six windows, two on the front elevation and four on the rear elevation, from soft wood double glazed sliding sash windows with sliding sash eco UPVC windows.

The proposed UPVC replacements would reflect the existing casement, sash and double glazing, maintaining the current style and proportions. The existing soft wood windows are slightly less bulky than the UPVC proposed, however the replacements are thinner and more appropriate than other similar UPVC windows.

While the use of UPVC is generally resisted in conservation areas, the acceptability of such materials must be assessed on a site specific basis. Within Old Warehouse Mews and the immediate surrounding context, there are numerous examples of modern features including UPVC windows, patio doors and Juliette balconies and it is noted that the row of terraced dwellings are a more modern addition to the conservation area. Although such features should not set a precedent, they are relevant in assessing whether the proposed works would appear incongruous within the wider street scene.

On balance, the proposal would not compromise or harm the visual amenity of the site or the wider area in accordance with Arun Local Plan policies D DM1 and D DM4 and the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The proposal involves the replacement of existing windows with new openings of identical dimensions. As such, there would be no alteration to the existing arrangements between the property and neighbouring dwellings.

The proposal is in accordance with ALP policies D DM1 and D DM4 and the Arun Design Guide, in that it would not result in any increased overlooking, overshadowing or overbearing impacts on neighbouring properties.

HERITAGE

The site is located within the Littlehampton Seafront Conservation Area. The conservation area is characterised by a mix of terraced properties of varying ages, typically two to three storeys in height and arranged close to the pavement. These substantial houses reflect the development of the town as a harbour and a seaside resort.

Paragraph 207 of the NPPF (2024) requires applicants to describe the significance of heritage assets affected by development. The applicant has submitted a Design, Heritage and Access statement, which adequately addresses this requirement.

The application property forms part of Old Warehouse Mews, a more modern development that has been design to respond to the character of the conservation area rather than forming part of its original historic fabric. As such, whilst it contributes positively to the townscape, its individual architectural significance is more limited than that of traditional historic buildings within the conservation area.

The Council's Conservation Officer has previously raised an objection to the use of UPVC in Old Warehouse Mews and it is acknowledged that traditional timber windows are generally more appropriate within conservation areas due to their finer detailing and material authenticity. However, the existing building does not contain a high level of historic detailing or craftsmanship, the existing windows are

relatively modern in appearance and are not of traditional slender timber joinery. Furthermore the proposed windows would closely replicate the existing proportions. The immediate surroundings feature a mix of materials, including UPVC fenestration, patio doors and Juliet balconies. While the presence of such features elsewhere does not in itself justify further similar alterations, within this specific site context, the use of UPVC would not result in harm to the significance of the conservation area.

On balance, having regard to the character of the immediate site context, the proposal would not result in harm to the significance of the conservation area or the setting of nearby heritage assets. Therefore, the development would preserve the character and appearance of the conservation area in accordance with ALP policies HER DM3 and HER SP1 the NPPF.

SUMMARY

The proposal is in accordance with the relevant development plan policies. As such, it 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 The development hereby approved shall be carried out in accordance with the following approved plans:

Location Plan
Block Plan
Proposed Window Details and Measurements
Windows Quote and Details
Cross Section
Profile Chart
Heritage Statement

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 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).

- 4 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.