

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

REF NO: LU/120/26/HH

LOCATION: 7 Norfolk Place
Littlehampton
BN17 5PD

PROPOSAL: Retrospective application for replacement pitched roofs to house and outhouse and new guttering to all elevations and fascias to east, west and south elevations. Removal of chimney stack on main roof. Replacement of original timber-glazed doors on east elevation with uPVC doors and replacement uPVC window to 1st floor bathroom on south elevation. This application may affect the character and appearance of the Littlehampton Sea Front Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Littlehampton Town Council - Object:

- Although the proposed design approach is noted, the change in material is considered inconsistent with conservation area guidance.
- The proposal also appears inconsistent with the applicant's heritage statement, which refers to "like-for-like" changes.

Arun Conservation Area Advisory Panel - Object:

- Given the building's heritage significance and conservation area location, the use of PVCu for windows, fascias and guttering is considered inappropriate.
- Although PVCu is present locally, this is mainly associated with modern development; historic buildings in the area generally retain traditional fenestration and features.
- Approval could create a precedent.
- Replacement joinery should be painted timber, with guttering in painted cast iron or powder-coated aluminium.
- The loss of the chimney is a concern because chimneys are important features on buildings of this age and contribute positively to the historic skyline.
- The important north elevation does not appear to require a new fascia; introducing a bulky fascia, whether PVCu or timber, would be intrusive and harmful.
- The application description should be amended because it currently refers to replacement fascias "to all elevations", which could include the north elevation.
- Overall, the works are considered to detract, or potentially detract, from the appearance of the historic building and the conservation area.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Conservation Area.
Locally Listed Buildings or Structures of Character.
Within Built-Up Area Boundary.
2km Buffer for Site of Special Scientific Interest.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
HERDM2	HER DM2 Locally Listed Buildings or Structures of Character
HERDM3	HER DM3 Conservation Areas
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a locally listed two-storey dwelling within Norfolk Place. This application seeks retrospective planning permission for the replacement pitched roofs to the main house and outhouse, new guttering to all elevations, and fascias to the east, west and south elevations. It also includes the removal of the chimney stack on the main roof, the replacement of original timber-glazed doors on the east elevation with uPVC doors, and a replacement uPVC window to the first-floor bathroom on the south elevation.

The like-for-like slate tile roof works to the main dwelling and outhouse, replacement guttering, and fascias are considered acceptable and in keeping with the visual amenity of the host dwelling and surrounding area. While the removal of the chimney stack represents a degree of harm to the original materiality, its removal is considered acceptable in visual amenity terms. Furthermore, the description refers to the replacement of guttering and fascias to all elevations, however it is noted that none exists on the northern elevation and thus no replacements are proposed to this elevation.

It is noted that the uPVC replacements throughout the proposal accurately reflect the original designs, however it cannot be said that they are like-for-like replacements given the change in materiality. New uPVC fenestration is sited within the east and south elevations and would have limited visibility from the public realm. While timber fenestration is generally preferable on historic buildings, the proposed uPVC elements would not appear unduly prominent in design terms and would not result in unacceptable harm to the visual amenity of the host dwelling or surrounding area.

The proposal would not result in harm to visual amenity and is in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4.

NEIGHBOURING RESIDENTIAL AMENITY

The proposal involves the replacement of existing windows with no change to dimensions. As such, there would be no alteration to the existing arrangements between the property and neighbouring dwellings. Due to the nature of the works, there are no overbearing or overshadowing impacts.

The proposed development would not result in harm to the residential amenity of neighbouring properties in accordance with ALP policies D DM1 and D DM4.

HERITAGE

The site is a locally listed building located within the Littlehampton Seafront Conservation Area. As a result, the proposal is considered under Arun Local Plan policies HER DM2, HER DM3 and HER SP1 and the National Planning Policy Framework (NPPF).

Policy HE5 of the NPPF (2026) states that development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The heritage statement submitted with the application does not adequately address this requirement.

Policy HE6 of the NPPF (2026) states when considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

Policy HE9 of the NPPF (2026) states development proposals within or affecting the significance of conservation areas should retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible; and consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development.

The proposal has been verbally discussed with the Council's Conservation Officer, who raised no objection on balance. The use of uPVC should not be supported in most cases for applications in conservation areas. It is acknowledged that traditional timber windows are generally more appropriate within conservation areas due to their finer detailing and material authenticity. However, given the limited visibility from the street scene, and particularly as the prominent north-side flint elevation retains its timber fenestration, it is considered that the use of uPVC elsewhere within the site would have a neutral impact on the character and appearance of the conservation area.

The works to the roof are considered to be like-for-like, and the reuse of tiles for the outbuilding roof is acceptable.

Overall, the proposal would not result in harm to the significance of the conservation area or the locally listed building. Therefore, the development would preserve the character and appearance of the heritage assets in accordance with ALP policies HER DM2, HER DM3 and HER SP1, and 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:

- Existing Elevations
- Existing Floor Plans
- Block and Location Plans

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.