

Kinsted

Arun District Council
Planning Department
1 Matravers Road
Littlehampton
BN17 5LF

21st January 2026

Dear Jessica

Supporting Planning Statement

NMA: Removal of metal louvre panels to ground floor external windows and minor alterations to fenestration

Re: Land North of Littlehampton Academy, Fitzalan Road, Littlehampton

Introduction

1. This planning statement is submitted on behalf of Kinsted Developments LLP ("the Applicant") in support of an NMA application to planning permission LU/299/22/PL for the removal of all the metal louvre panels to ground floors windows and for the minor alteration to the fenestration.
2. By virtue of detailed overheating calculations (undertaken as part of the Building Regulations application) on each house type there is no functional requirement for louvre panels either to provide building ventilation or fixed over opening casements, be it for security reasons or for solar shading.
3. Due to maximum size limitations on opening casements and the width of the window frame profile, the alteration of the fenestration is required.
4. The following information have been submitted with this application:
 - K480030-LVL-XX-XX-DR-Z-2000 - House Type Front Elevations
 - LHP-ZZ-2104-CN-C02_Materials Plan (as approved under LU/142/25/DOC)
 - Supporting Planning Statement (this statement) highlighting the change detailing why it is non-material.

Site and Location:

5. The site is located within the 'Fitzalan Corridor' - the area of Littlehampton which is identified within the Neighbourhood Plan as the core of the spatial plan for the town - a focus for 'future housing, economic and community-related development'. See figure 1 below
6. The site lies approximately 1.5km to the north of the town centre, and to the south of the villages of Toddington and Wick, which were absorbed by the post-war expansion of Littlehampton. See figure 1 below

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7. The site is not significantly influenced or constrained by nearby heritage assets.

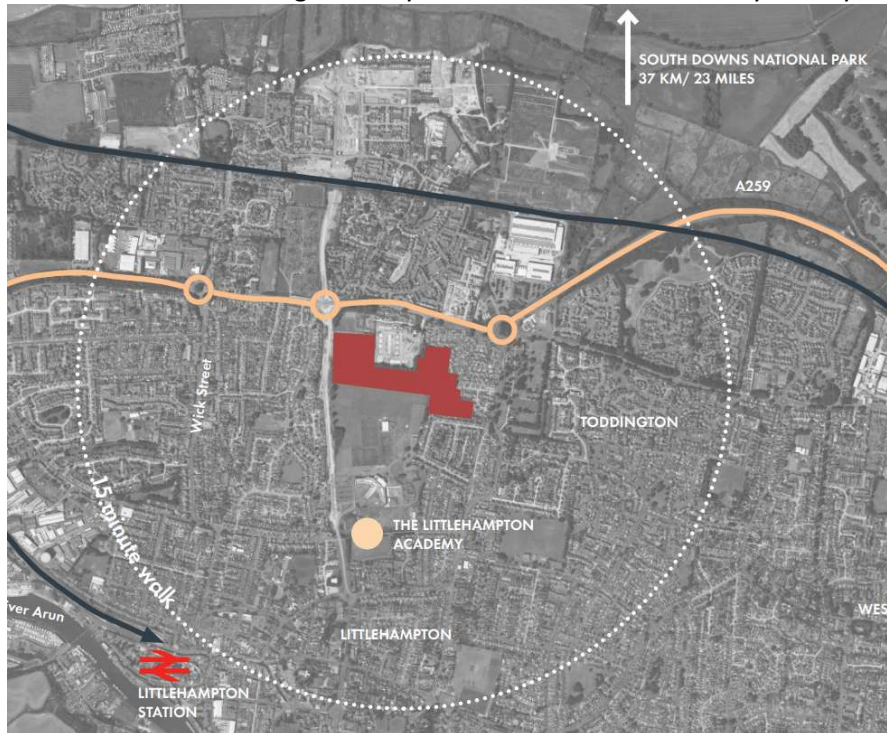


Figure 1: Site Location

8. Development of the site to provide 101 dwellings and associated car parking, cycle parking and landscaping. Planning consent for the development was granted on 18 March 2024 (Application ref: LU/299/22/PL)

Current Window (louvre) Design

9. The planning approved house types incorporate “metal louvre vent panels” to the front elevations on the windows to the Living rooms. See figure 2 below.
10. Louvre panels are also indicated on the rear elevations to the 4B6P semi-detached type and the 2B4P semi-detached (eaves fronted) type.

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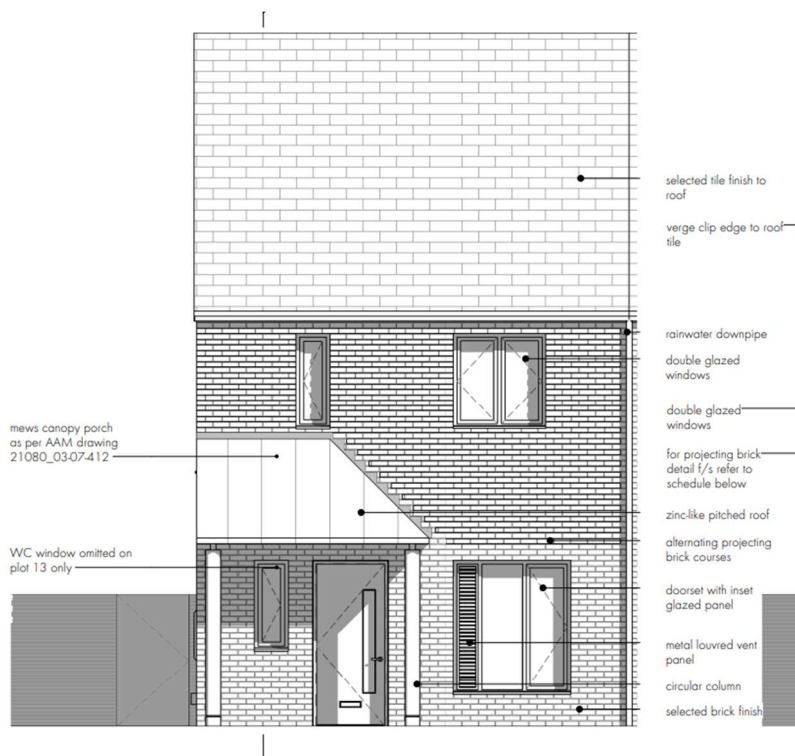


Figure 2: Typical front elevation

Proposals and Justifications

11. The proposals include the removal of all the metal louvre vent panels from the elevations and the minor alterations to the fenestration to observe opening casement size limitations and to maximise the benefit of natural daylighting to individual rooms.
12. The consented design was developed at a time when Part O of the Building Regulations which, placed requirements on avoiding and tackling overheating in new dwellings was coming into effect. The implications of this, at the time, were little known and as such extra design provisions were added to developments to comply with the new requirements and to “make allowance” for these at planning stage. Subsequent overheating calculations have now been carried out on the house types which, has confirmed that no other provision other than the simple method of opening a window is required. Therefore, louvres are not required to provide ventilation.
13. It is now understood that Part O only requires additional security measures to ground floor and vulnerable bedrooms should it be necessary to have opening windows for nighttime cooling. The 2-storey houses across the development have bedrooms at first floor and Unitary fans to control overheating are being provided to the bungalows. Therefore, additional measures such as a louvred security shutter over opening casements are not required.

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14. The approval for planning condition 17 (LU/142/25/DOC) grants permission to the use of white u-PVC window frames. It has been confirmed by the window supplier that the height (size) of opening casements as originally designed would exceed the parameters of the window system and that a reduction in the opening height is necessary. The use of alternative window frame materials such as aluminium is not financially viable.
15. Discussions with the window supplier and wider supply chain has also revealed that options for integrated louvre panels are limited to profiled u-PVC panels glazed into the frame (in lieu of glazing). These panels have a solid flat backing internally which, is felt does not have any aesthetic appeal and would substantially reduce the level of natural daylighting and obstruct the occupants views out.
16. Independent louvres applied externally over the window would have a negative impact on the operation of the casement behind and the cleaning and maintenance of the glazing and frames which, is required to maintain product guarantees.
17. The width of the single casement windows has been increased to account for the frame profile width and to maximise the benefit of natural daylighting internally. The increase in opening width to a WC, bathroom or en-suite window also provides a greater level of purge ventilation and greater control over the internal climate thus contributing to the occupant's comfort.



Figure 3: Typical Proposed Elevation

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Conclusions

18. The developer vehemently believes the design successfully brings together all of the functional requirements and limitations of the fenestration system. This provides the new home occupiers with enhanced levels of natural daylight into their living space and an improvement on the operation and maintenance of their home when compared to the original design intent.
19. The proposed window change maintains the “vertical emphasis and modern character of the dwellings” which was a key design rationale for the planning approval. When viewed in conjunction with the approved ‘zinc-like’ porch designs the impact on the elevations should be considered negligible.
20. It is considered that the proposed changes are non-material and should be approved under Section 96A of the Town and Country Planning Act 1990.

Yours Sincerely



Duncan Bayley
Technical Manager