

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

REF NO: LU/267/18/HH

LOCATION: 3 The Waterside
River Road
Littlehampton
BN17 5TA

PROPOSAL: Replacement of existing timber windows on ground floor & first floor southwest, southeast & northeast elevations with white uPVC double glazed units of the same style and replacement of French doors with white uPVC double glazed unit of the same style. This application affects the character and appearance of Littlehampton River Road Conservation Area

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks planning permission for the replacement of existing timber windows with uPVC double glazed units and replacement of French doors with white uPVC double glazed.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Littlehampton Town Council
Littlehampton Parish Council:
No objection from Littlehampton Council.

No representations received from nearby occupiers.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer:
The application relates to the introduction of plastic windows to a property which is located in the river road conservation area. The property is fairly modern in nature, and forms part of a modern development fronting on to the river. I note that the existing windows are double glazed, but constructed from wood.

I also note that the application seeks to replicate the design of the existing windows, but change the material that they are constructed from. It is considered that, in this instance, the proposed windows will appear to look similar in terms of their appearance. As a consequence they will have a neutral impact upon the character of the building.

Within conservation areas, the approach is to continue to use traditional materials which better reflect the

established character of the local area, whilst also being more sustainable. Modern materials may be used where the established character of an area is not affected.

Conservation area advisory committee: No response from the advisory committee.

POLICY CONTEXT

Designation applicable to site:

Within the Built up area boundary.

Within the Littlehampton River Road Conservation Area.

DEVELOPMENT PLAN POLICES

SDSP2	SD SP2 Built-up Area Boundary
DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
HERDM3	HER DM3 Conservation Areas

[Littlehampton Neighbourhood Plan 2014 Policy 1](#) The Presumption in Favour of Sustainable Development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the Built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1, DDM4 and HERDM3 of the Arun Local Plan and policy 1 of the Littlehampton Neighbourhood Development Plan.

VISUAL AMENITY AND IMPACT ON CONSERVATION AREA

The replacement windows are not considered to have an unacceptable adverse impact on the area and will retain the character of the building and therefore deemed in accordance with DDM1. The proposed replacement windows will be a replaced with 'like for like' windows and although the materials will not match the existing they are not considered to be detrimental to the existing dwelling and would preserve the character and appearance of the Conservation Area. As a result is deemed compliant with Policy HER DM3 of the Arun Local Plan.

NEIGHBOURHOOD RESIDENTIAL AMENITY

As the proposals are for replacement windows and not proposing any additions to the dwelling, therefore it is not considered to give rise to any unacceptable adverse overshadowing, overlooking or overbearing impacts upon the neighbouring properties.

SUMMARY

The proposed development is deemed to accord with relevant policies and as such 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

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.

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 Block Plan 1:500, window specification and photographs provided.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.
- 3 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. 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 National Planning Policy Framework.