

PLANNING APPLICATION REPORT

REF NO: LU/332/11/

LOCATION: Flat 3 Wilbury House
45 Beach Road
Littlehampton

PROPOSAL: Proposed replacement windows & door

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks permission to replace 3No. existing timber sliding sash timber windows with 2No. PVCU windows and a PVCU door with a window above.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Site slopes down gradually from the highway.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Flint and red brick walling enclosing the front of the site. Rear boundary kept by yellow brick wall, approximately 2m in height.
SITE CHARACTERISTICS	Large detached 3 storey building which has been divided into 10 self contained flats. The building has red brick elevations with hanging tiles to the gables. Gable red tiled roof with dormers both flat and pitch roof to the sides and rear elevations. Hard-standing/parking area to the rear.
CHARACTER OF LOCALITY	Sited within an Area of Special Character, characterised by detached and semi-detached building in commercial and residential use of which the majority have been converted to accommodate flats.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Littlehampton Town Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Environment Agency

Consultations responses received:

Environment Agency:
No objection.

Comments on Consultation responses:

Noted.

POLICY CONTEXT

Designation applicable to site:
Class B Road
Area of Special Character
Building of Character

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings
	AREA1	Areas of Special Character
	GEN22	Buildings or Structures of Character

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
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POLICY COMMENTARY

PLANNING

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

PLANNING

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The application seeks permission to replace 3No. existing sliding sash windows at ground floor level to the rear elevation of the building. The site is located within an Area of Special Character

and the building is listed within the Councils Local List as a Building of Special Character.

VISUAL AMENITY

The existing building has a mix of both timber sliding sash windows and PVCU windows of a similar design. As such the original character of the building and the traditional appearance to the fenestration has been lost. As such the introduction of 2No. new PVCU windows and a PVCU door on the rear elevation of the building would not have a detrimental impact upon the character of the building nor the surrounding Area of Special Character.

It is therefore recommended that the application be approved subject to the following conditions.

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:

1:1250 Location Plan; 1:500 Block Plan and Drawing 1.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7, AREA1, GEN22, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.