

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

REF NO: LU/67/26/HH

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

PROPOSAL: Replacement windows on house. (This application may affect the character and appearance of the Littlehampton Sea Front Conservation Area).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

LU/58/26/CLP Lawful development certificate for replacement windows. Withdrawn
05-05-26

REPRESENTATIONS

Littlehampton Town Council - The Committee objected to the application due to the negative visual impact and it being out of character with neighbouring properties.

CAAC (Arun Conservation Area Advisory Panel)

- Objects to the proposal mainly because of the use of PVCu windows
- PVCu is considered inappropriate in a conservation area due to poor proportions, detailing, and materials
- Existing examples of similar windows nearby should not set a precedent
- Further use of PVCu would gradually harm the character of the area
- The terrace makes a positive contribution to the historic setting of Norfolk Place
- The proposal is considered harmful to the conservation area
- It is also seen as harmful to the setting of nearby listed and locally listed buildings
- Overall, the proposal conflicts with national and local heritage protection policies

No representations were received from neighbouring properties.

CONSULTATION RESPONSES RECEIVED:

ADC CONSERVATION OFFICER

- Windows are an important part of a building's character, especially in a conservation area.
- The property, although modern, was designed to reflect the historic setting of Norfolk Place.
- Maintaining appropriate materials and detailing is important to preserve this character.

- uPVC windows are considered harmful because they lack the quality, proportions and detailing of traditional timber.
- They tend to appear bulky and less well-defined.
- This would harm the appearance of both the building and the wider conservation area.
- uPVC is also considered an unsustainable material.
- Existing examples nearby should not justify further use.
- Allowing more uPVC would gradually erode the special character of the area.

Comments noted and will be addressed in the conclusion section below.

POLICY CONTEXT

Conservation Area.

Built-Up Area Boundary.

Within an area with potentially high ground water.

2km Buffer for Site of Special Scientific Interest.

DEVELOPMENT PLAN POLICIES

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

HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment
DDM1	D DM1 Aspects of form and design quality
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

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

DESIGN AND VISUAL AMENITY

The application site comprises a semi-detached, three-storey dwelling located at 5 Old Warehouse Mews, Western Road, Littlehampton.

The application seeks planning permission for the replacement of existing timber windows on the front, rear and side elevation with double glazed uPVC windows. The proposed windows would replicate the existing casement, two-pane design, maintaining the current style and proportions.

During the course of the application, the agent confirmed that the existing timber frames have a depth of approximately 60mm. The proposed uPVC replacements would have a comparable frame depth of approximately 62mm and would incorporate integral glazing bars to match the existing detailing.

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. Although such features should not set a precedent, they are relevant in assessing

whether the proposed works would appear incongruous within the street scene.

The existing windows are already of a relatively bulky appearance and would be replicated in proportions and detailing. Given, the already varied and modernised character of the immediate site context, the proposal would not appear out of place or harm the character of the dwelling or the street scene. The window replacements would preserve the existing architectural pattern and would not affect its visual role within the streetscape.

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 (ALP) policies D DM1 and D DM4 and the Arun Design Guide (ADG).

RESIDENTIAL AMENITY

The proposal involves the replacement of existing windows with new windows 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 ADG, 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 relatively 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 raised an objection to the use of uPVC 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 replicated the existing proportions. The immediate surroundings feature a mix of materials, including uPVC fenestration, patio doors, and Juliette 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.

Objections have raised concerns regarding the potential impact on the setting of nearby listed buildings. The significance of these heritage assets derives primarily from their historic fabric, architectural detailing and their relationship with the historic street scene. The application site is not physically or visually linked to these assets, and the proposed replacement of windows on a modern terrace would not materially affect any of the listed buildings in the area. As such, there would be no harm to the setting of nearby designated or non-designated heritage assets.

On balance, and 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 DM1, 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:

- Site Plans 001
- Key Plans 002
- Proposed PVC Windows 004

- Further window specification email dated 06-05-2026

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 HER DM3.

- 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 National Planning Policy Framework.