

3 Proposal

Replacement of 2No sash dormer windows on second floor South elevation from timber sash to upvc sash equivalent. Remaining timber sash windows on South elevation to be retained and renovated. Replacement of 2No sash windows first floor North elevation from timber sash to upvc equivalent. Change of colour from duck egg blue to white. Replacement of 2No casement windows, first floor North elevation from metal casement to upvc equivalent. Change of colour from duck egg blue to white. Replacement of 1No sash window ground floor North elevation from timber sash to upvc sash. Change of colour from duck egg blue to white.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS20 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H1 (Design & Heritage)

ENP_D1 (General Design Policy)

ENP_D2 (Height, Mass & Materials)

ENP_D3 (Layout, Form & Density)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

The proposed replacement windows would be in upvc, which is not a traditional material and is inevitably different in appearance to timber, with profiles which tend to be chunkier and less elegant than traditional timber windows. There would appear to be only two types of proposed window shown in the submitted particulars, which both fail to replicate the Georgian glazing bars or relate at all to the design or proportions of the existing windows.

Therefore, based on the submitted information, an objection is raised on the grounds that the proposed upvc windows would fail to conserve or enhance the character and appearance of this Building of Local Interest, the Emsworth Conservation Area, the special qualities of Chichester Harbour AONB or the setting or the adjacent Listed Buildings, contrary to Core Strategy Policies CS11 and CS12, Allocations Plan Policy DM20, AONB Management Plan Policies 1 and 2 and Planning Principle PP01.

It is considered that replacement windows to the front elevation at least should be either renovated or replaced with timber windows which replicate the detail of the existing windows as closely as possible.

Additional comments received from the applicant/ agent

I answer the points in red below.

1. The description states the dormer windows will be replaced with UPVc vertical sash windows - what will the style of glazing be? The only proposed detail we have is a vertical sliding sash window detail however, this show the glazing to be of two large panes and not subdivided panes as per the style of the existing windows.

The window detail was given to show the style of the uPVC section rather than the glazing, apologies, these have to be especially made to replicate the bespoke dormer windows so there is no photograph available.

A photo of a vertical slider sash window has been provided but this shows a wooden frame with 12no panes.

This photograph has 24 panes and is in fact uPVC not timber.

Please clarify.

This was given to show the style of the smaller panes which will be replicated in the new dormer.

The two sash windows in question are at the front on the top floor, these were a fairly new addition and of poor quality soft wood. The proposed replacement uPVC sash windows will have the same number of small panes and the core structure will be every little different in terms of width from the existing. The lower part will be lifting and the upper part fixed as is the case with the existing windows. I would also point out that the adjoining terrace of houses No. 22a , No. 22 and No. 20 all have uPVC windows throughout, many of which I believe are not in keeping with the age of the buildings. These two top floor windows will not be out of keeping with adjacent properties nor will be materially different in look to the existing and in keeping with a 'heritage look'. The photo shows the uPVC replacement for the rear [with 24 panes] but the same principle to ensure that the new dormer windows are in keeping with existing applies. Please see attached photographs of the adjacent properties. I would also point out that the side east elevation of the property has uPVC windows already, see photo attached.

2. *The description states the existing sash windows on the rear (2 at FF and 1 at GF), will be replaced with UPVc vertical sash windows, however what will the style of glazing be?*

The glazing will be as per the photograph already submitted [showing 24 panes] but with the same number of panes as existing i.e. 12 not as per the example photograph .

The only proposed detail we have is a vertical sliding sash window detail however, this show the glazing to be of two large panes and not subdivided panes as per the style of the existing windows.

The glazing will be subdivided into twelve panes as above.

A photo of a vertical slider sash window has been provided but this shows a wooden frame with 12no panes.

The example photo shows more than 12 panes, indeed 24 panes, sorry this is the only example as again these are bespoke windows to ensure that they replicate existing]

Please clarify.

The style of the glazing will be the same as existing and this is shown in the example picture also attached, it will look little different from the existing widows.

3. *The description states the casement windows will be replaced with UPVc – will these be vertical sliding sash and what will the style of glazing be? Please clarify.*

The existing metal casement windows open on the long edge. The proposed uPVC casement windows will also open on the long edge. Both will open the same way as existing. Neither will be vertical sliding sash windows. The number of panes will be the same i.e. 6 panes.

Additional comments received from Chichester Harbour Conservancy

Thank you for your e-mail. The agent appears to state that the new windows to the dormers on the front elevation would replicate the glazing bars and proportions of the existing windows. We would normally expect to see plans of the proposed windows to demonstrate that this will be the case, rather than taking an applicant or agent's word for it, as one person's view of 'matching existing' or 'heritage look' can be quite different from another's! Are there really no plans of the proposed windows in question?

Conservation Officer Assessment

The proposed new windows will be the same style as the existing windows and given the majority of these will be at the rear, they would not be highly visible. The majority of the windows on the front elevation will be retained as timber framed. The two dormer windows are proposed to be UPVc however, given that they are at roof level, they would not be highly visible.

Conclusion

Overall the proposal is considered to be acceptable in terms of its impact on the conservation area.

NO OBJECTION

Additional comments from the conservation officer

I am happy with the clarification provided and now understand better how the new windows will appear. This will be as follows:

- Front elevation, dormer windows – to be UPVC slider sash windows – same number of panes as existing
- Rear elevation – GF and FF sash windows - to be UPVC slider sash windows – same number panes as existing
- Rear elevation – 2x casement windows – to be UPVC same style of opening as existing and same number of panes as existing

I raise no objection to the above.

Councillor Julie Thain-Smith

No comments received

Councillor Lulu Bowerman

No comments received

Councillor R Kennett

No comments received

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 5

Number of site notices: One

Statutory advertisement: 13/01/2023

Number of representations received: 2

Comment	Officer Comment
I object to the replacement of wooden windows with UPC. No 26 King Street is an historic building situated in one of the best roads within the Emsworth Conservation area. Whilst the facade of property has been re-built in more recent times, its current style echos the Georgian vernacular of many of the houses in the street. To replace timber windows with plastic is unacceptable, being out of character with the period character of the street and the building itself - in particular on the front elevation. Whilst windows on the rear elevation would not be visible from the road, the use of plastic is wholly unsuited for a historic property. , By contrast, it is a positive move that in nearby properties - e.g. the front of No 5 Stanley Road, the replacement of modern picture-windows with timber sash windows has enhanced the locality considerably.	No26 King Street is not a listed building The majority of the windows in the front elevation will be retained in their existing condition as timber. The only windows that are being replaced with UPVc in the front elevation are located in the two dormer windows which are located in the roof slope, and it has been assessed by the Council's Conservation Officer that given their location they are not highly visible from the street view and are therefore considered acceptable. The remainder of the replacement UPVC windows are located on the rear elevation where they would not have a significant effect on the character of the Conservation Area. It is therefore considered that the replacement and renovation of the windows proposed would not be out of keeping with the existing building or out of character in the surrounding conservation area.

7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the Conservation Area and AONB

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria. Since the site lies within a Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant to the determination of this application requiring special regard to the desirability of preserving or enhancing the character or appearance of a conservation area.

(ii) Impact upon the Conservation Area and AONB

7.3 The impact of the proposals on the character and appearance of the conservation area has been carefully assessed by the Councils Conservation Officer. It is noted that the proposed works will be the same style as the existing windows with the majority of the replacements to the rear, and as such they would not be highly visible. The main windows to the front elevation will be renovated and retained as timber framed. Only the two dormer windows which are located in the front roof slope would be replaced with UPVc. Given the position and siting of these windows in the roof slope it is considered that the type of material used would not be highly prominent and would, on balance, be acceptable.

7.4 The design and appearance of the proposed alterations are therefore deemed appropriate in context to the main building and would preserve the character of the Conservation Area and AONB. The proposal is therefore considered to be acceptable, meeting the requirements of Policies CS11, CS16 and DM20 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

8 Conclusion

8.1 The Conservation Officer is of the opinion that the proposal preserves the character of the Conservation Area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policies CS11, CS16 and DM20 of the Havant Borough Local Plan (Core Strategy). It is therefore considered to be acceptable and is recommended that planning permission be granted, subject to conditions.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT planning permission** for application APP/22/01233 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and additional information submitted:

VERTICAL SLIDER TECHNICAL SPECIFICATION

Email dated 14/03/23 additional information from Applicant/Agent

Site plan

Reason: To ensure provision of a satisfactory development.

- 3 The proposed replacement windows shall meet the following specifications:

Front Elevation (South):

2No. timber Dormer Windows: to be UPVC slider sash windows with same design as existing consisting of 9 panes.

Timber sash windows to ground and first floor to be retained and renovated

Rear Elevation (North):

Ground and First Floor

3No. timber Sash Windows (duck egg blue) to be replaced by 3No. UPVC slider sash windows (white) with same design as existing consisting of 12 panes.

First Floor

2No. casement windows metal (duck egg blue) to be replaced by 2No. UPVC casement windows (white) with same design consisting of 6 panes.

Reason: To accord with the details of the application in the interests of the character and appearance of the Emsworth Conservation Area having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and policy DM20 of the Havant Borough Local Plan (Allocations) 2014 together with the National Planning Policy Framework.