

PLANNING COMMITTEE - 13 March 2018

APPLICATION NO DC/18/0320/FUL

LOCATION

32 Grosvenor Road
Lowestoft
Suffolk
NR33 0BW

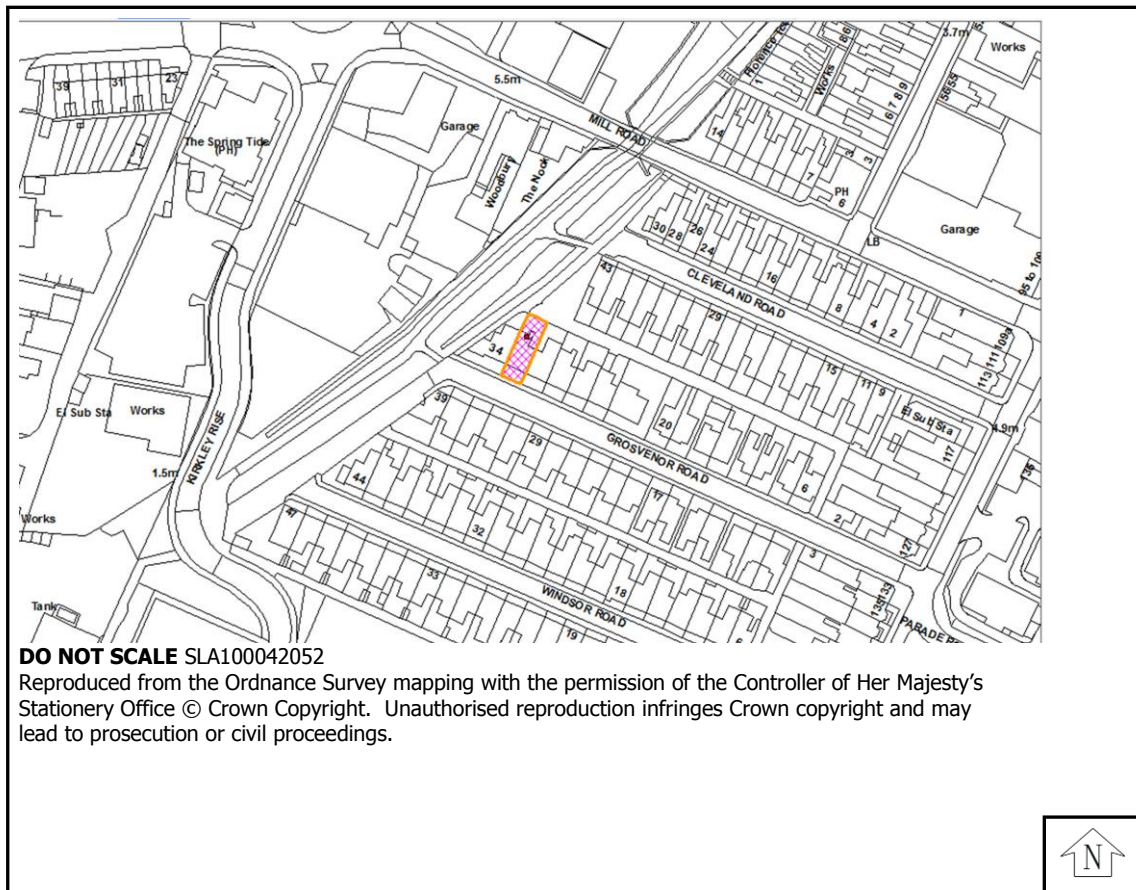
EXPIRY DATE 27 March 2018

APPLICATION TYPE Full Application

APPLICANT Jacqui Yates

PARISH Lowestoft

PROPOSAL UPVC sash windows to front aspect of the house on all floors



1. SUMMARY

- 1.1 Permission is sought to replace the existing casement windows to the front elevation with Upvc siding sash windows.
- 1.2 The application is before members as it has been submitted by a member of staff.

2. SITE DESCRIPTION

2.1 The site is located within the 'Physical Limits' of Lowestoft, and is located within the Conservation Area (Article 4 Direction) for South Lowestoft. The site fronts Grosvenor Road to the south, residential development to the east and west, and an alleyway to the north with residential development on the opposite side. No.32 Grosvenor Road is a mid-terrace two storey wit rooms in the roof property, the terrace for which the property forms a part was originally symmetrical in design, although some of the symmetry has gone with certain changes (e.g. windows, roof tiles, external painting etc.). The host property has unsympathetic windows installed in the past.

3. PROPOSAL

3.1 Planning permission is sought to replace the existing windows to the front elevation of no.32 Grosvenor Road, with Upvc sliding sash.

4. CONSULTATIONS/COMMENTS

4.1 Neighbour consultation/representations

No letters of representation received

4.2 Parish/Town Council Comments

The Lowestoft Town Council Planning Committee met on 20 February 2018 to consider this application. It was agreed to recommend approval of the application.

PUBLICITY

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Conservation Area,	09.02.2018	01.03.2018	Beccles and Bungay Journal
Conservation Area,	09.02.2018	01.03.2018	Lowestoft Journal

SITE NOTICES

The following site notices have been displayed:

General Site Notice	Reason for site notice: Conservation Area, Date posted 02.02.2018 Expiry date 22.02.2018
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RELATED APPLICATIONS

No previous related applications

5. PLANNING POLICY

5.1 The Waveney Core strategy was adopted in 2009. Policy CS02 requires high quality and sustainable design and policy CS171 considers the Built and Historic Environment.

5.2 The Development Management policies were adopted in 2011. Policy DM02 sets design principles and DM30 considers the protection and enhancement of the Historic Environment.

5.3 National Planning Policy Framework (March 2012)

6. PLANNING CONSIDERATIONS

6.1 The replacement windows needs to be assessed through a planning application as the property is located within the South Lowestoft Conservation Area, which is further covered by an Article 4 Direction. Proposals for replacement windows are assessed against Policy DM30: Protecting and Enhancing the Historic Environment, this policy states that in areas where Article 4(2) Directions are in place, replacements must be of a suitable design and constructed in appropriate materials.

6.2 Such applications are assessed with reference to the prominence of the location, the historic and architectural value of the property and the value of the feature to be replaced. The Council has developed the Waveney Built Heritage and Design Supplementary Planning Document - April 2012, this sets out the assessment required to consider the replacement windows, the score for the proposed replacement windows are:

- The Location - Grosvenor Road = 1 point
- The Building - After unsympathetic alteration = 1
- The Windows - Original replaced with inappropriate alternative = 1 points

This gives the property an overall score of 3 points, scores between 0-5 mean that Upvc replacements may be supported if suitably detailed in terms of design.

6.3 The existing windows at the property are of an unsympathetic replacement in a casement design, which detracts from the overall character and appearance of the Conservation Area. The proposed replacements are of a higher quality design and appearance and will provide a more traditional style and design for the area. In addition, it has been confirmed that the windows will be set back by 100mm from the face brick, which is will maintain the traditional look for the area. It is therefore considered that the proposed replacement windows are acceptable, and as such it is recommended that the application complies with the requirement of policy DM30.

7. CONCLUSION

7.1 In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

8. RECOMMENDATION

8.1 It is recommended that the application be approved subject to the following conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be constructed in all respects strictly in accordance with

- Application form received 22/01/2018,
- Photos received 22/01/2018 & 23/01/2018, showing proposed windows and existing property,
- Site location plan received 23/01/2018,
- Email titled 'Fwd: Sash photos planning ref DC/18/0320' received 31/01/2018,
- Photos of proposed windows received 31/01/2018,
- Email titled 'Fwd: Planning application at 32 Grosvenor Road, Lowestoft (DC/18/0320/FUL)' received 16/02/2018,

For which permission is hereby granted or which are subsequently submitted to and approved in writing by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: To secure a properly planned development.

3. The window frames hereby permitted shall be recessed in the window openings by 100mm in accordance with the details of the e-mail received 16th February 2018.

Reason: To safeguard the character of the Conservation Area.

ADVISORY NOTES

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.

BACKGROUND INFORMATION: See application ref: DC/18/0320/FUL at www.eastsuffolk.gov.uk/public-access

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