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From: Elaine Walby on behalf of Planning.Responses
Sent: 17 August 2026 17:48
To: Planning Scanning
Subject: FW: AB/29/26/HH

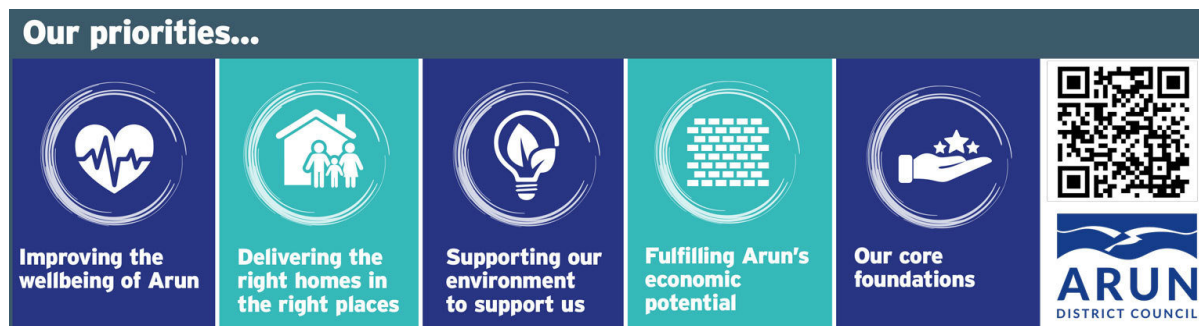
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 14 August 2026 14:05
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Jonny Cooper <Jonny.Cooper@arun.gov.uk>
Subject: AB/29/26/HH

AB/29/26/HH

Address: White Cottage 32 King Street Arundel BN18 9BW

Proposal: Single storey rear extension to create an orangery.

Heritage Assets

White Cottage is located within the Arundel Conservation Area.

The Arundel Conservation Area

One of the principal attractions of Arundel is its wealth of buildings representing architectural form and style through progressive periods, which form a cohesive and contained hillside town. There are a number of listed buildings in the local area, including 24-30 (even numbers) and 36 King Street.

King Street is a narrow historic street descending steeply from the London Road and is in close proximity to the cathedral. The street is lined by a varied collection of eighteenth-, nineteenth- and twentieth-century buildings, predominantly of brick, flint and painted render construction. Continuous building frontages, narrow pavements and the pronounced topography create a strong sense of enclosure and provide attractive views along the street.

The White Cottage

The White Cottage is an attractive two-storey detached dwelling. The building has white-painted elevations comprising a combination of painted brickwork and render beneath a pitched tiled roof. It contains replacement uPVC casement windows and fronts directly onto the road, with a wide frontage. Its simple vernacular form and strong relationship with the street contribute positively to the character and appearance of the road, giving the building a degree of local architectural interest.

The property has undergone alterations in recent years, including the removal of a substantial rear extension.

Comments

The proposal is for a small-scale orangery extension to the rear of the property. Owing to its modest scale, form and location, the extension would sit comfortably within the site and would relate appropriately to the host building. It would have a neutral impact on the architectural interest of the property.

Whilst the use of uPVC would not normally be supported on heritage grounds, uPVC windows are already present throughout the building. Given that the extension is located to the rear of a non-listed property, and that the proposed windows would match those already within the building, there is insufficient justification to require timber windows in this instance. Consequently, no heritage objection is raised to the proposal.

Conclusion

The application is considered to not cause harm to the significance of the heritage assets. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White

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