



**28 CHURCH ROAD  
ALDINGBOURNE,  
WEST SUSSEX**

**HERITAGE STATEMENT  
TO ACCOMPANY HOUSEHOLDER PLANNING APPLICATION FOR  
REPLACEMENT SINGLE STOREY REAR EXTENSION, AND NEW SIDE FACING DORMER WINDOW  
AND ROOFLIGHT AT FIRST FLOOR LEVEL**

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## INTRODUCTION

The proposals comprise a householder planning application at 28 Church Road, Aldingbourne to construct a new side facing first floor dormer window, fit a new side facing rooflight at first floor level, and replace an existing rear conservatory with a new oak framed single storey extension. This document assesses the likely impact of the proposals on the Church Road Conservation Area in Aldingbourne.



*front*



*rear*



*rear / side*

## DESCRIPTION OF THE BUILDING

28 Church Road is relatively modern, two storey detached residential dwelling. The first floor rooms are located within the roofspace.

The site is located within the Church Road Conservation Area in Aldingbourne. The property is not a listed building and there are not any listed buildings within close proximity of the site which would be impacted by the proposals.



The existing property is set back from the public road and is set within gardens of a reasonable size.

## **CHURCH ROAD CONSERVATION AREA**

The small rural settlement of Aldingbourne forms a small rural community located between Chichester and Littlehampton on the Sussex Plain. There is not a main focal point of the village, with the exception of the historic church, and there is not a specific community hub such as a public house, shop, post office or village hall. The form of the village is broadly linear.

Although the Conservation Area contains only two Listed Buildings (St Mary's Church and Aldingbourne Lodge) it comprises an attractive, historic, self-contained and linear group of buildings in an open rural setting. There is not a single consistent architectural theme within the Conservation Area.

## **DESIGN PRINCIPLES AND CONCEPTS**

Briefly, the proposals comprise the construction of a new side facing dormer window at first floor level, the installation of a new side facing rooflight at first floor level, and the removal of an existing PVCu conservatory to the rear of the property and replacement with a new single storey, oak framed extension on a similar footprint. The new dormer window would be of a similar bulk and appearance of an existing adjacent dormer window. The removal of the existing PVCu conservatory and replacement with an oak framed structure would visually improve and enhance the property.

The setting of the building in the village context and the Conservation Area would not be adversely affected, and the external materials to be used would be fully appropriate and complementary.



## SUMMARY OF IMPACT

The proposals at 28 Church Road follow a sensitive, appropriate and sympathetic design approach which will result in the improvement of the general character, appearance and setting of the existing building. The proposals would not cause harm to the host building nor the wider setting, and would not cause harm to the appearance of the Aldingbourne Conservation Area.

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