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PL- Consultation- Conservation Officer response

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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 16 March 2026 13:09
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Susan Haley <Susan.Haley@arun.gov.uk>; Freya Clewley <Freya.Clewley@arun.gov.uk>
Subject: AW/14/26/HH

Reference: AW/14/26/HH

Address: 27 Kingsway Aldwick PO21 4DH

Proposal: Extension of the existing driveway and new front boundary fence and gates. (This application may affect the character and appearance of the Craigweil House, Aldwick Conservation Area).

The Heritage Assets:

The conservation area follows the boundary and layout of the estate as prepared by the architect, J. Auty. Most of the estate still bears the sense of being laid out as one unified piece, the street

landscape and tree framework intending to create the rather "Arcadian" setting for house designs that would echo after the arts and craft and Tudoresque, and the 1930's aspirations of "a house in the country by the sea".

Whilst the estate has developed over 70 years so that there is a strong mixture of styles and ages of properties, there is generally a low-density character present.

Within Kingsway, a uniform building line dominates the pattern of development along both sides of the road. The properties illustrate distinctive individual designs, expressing a character of grandeur in many instances. The design and style of the properties do vary, illustrating the time periods within which the individual properties were constructed.

The character of Kingsway changes slightly at the curve in the road; the grass verges widen creating a sense of spaciousness. Boundary treatment of the properties varies; there is a variety of brick boundary walls, fences and some properties have open frontages. Planting is visible on the verges and miniature trees are present.

Houses are set back from the verges throughout Kingsway with spacing between properties both at ground and first floor levels providing a sense of spaciousness.

Numbers 24 Kingsway and 28 the Drive have been identified by the LPA as a Building or Structure of character, and as a result are non-designated heritage assets. The houses make a positive contribution to the estate/conservation area character and appearance.

Comments:

The road and the conservation area in general have an attractive, leafy and low-density character. The design, materials and overall quality of the dwellings contributes towards the character of the locality. The houses are set back within pleasant front gardens, most of which are visible form the roads. Collectively, these features make a strong contribution to the area’s established character and appearance.

Although there is a mixture of boundary treatments along the road, they are generally of an appropriate design, material and construction for the conservation area.

The material, colour and design of the proposed boundary fence and gates are not appropriate. They would appear prominent and out of keeping with the character and appearance of the conservation area.

Any new boundary treatment should be of a sensitive design and height and constructed of materials appropriate to the setting. For example, timber or brick laid in a suitable bond. The use of a well-chosen hedge species could also be explored – please note that this approach has been successfully approved on a neighbouring property.

Conclusion
The proposed boundary fence and gates would fail to preserve the character and appearance of the conservation area. The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 215 of the NPPF (2024). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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