

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: AW/233/25/HH

LOCATION: Trendles
31 Kingsway
Aldwick
PO21 4DH

PROPOSAL: Replacement of 25 No. Crittall-style steel windows & doors with aluminium-framed windows & doors that match the original design and appearance. This application may affect the character and appearance of the Craigweil House Conservation area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Aldwick Parish Council - No objection.

Arun Conservation Area Advisory Panel - Objection

- The proposed windows shown in the photographs appear to be of bulkier proportions than the ones shown on the drawings.
- The building is of an imposing design and makes a positive contribution to the character and appearance of the conservation area. As such, whilst there is no objection to the principle of replacing the existing metal windows with aluminium ones, it is important to ensure that they are of appropriate proportions and design.

Comments noted and addressed in the conclusions section.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Conservation Area.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
HERDM3	HER DM3 Conservation Areas

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site is a large plot and contains a two-storey dwelling that benefits from large front and rear amenity areas. This application seeks to replace 25 Crittall style windows and doors with aluminium framed windows and doors of the same size and position.

The proposed aluminium windows and doors are considered to be made of a high-quality material. They would retain the Georgian lead bars as a key design feature, helping to preserve the character of the dwelling. The front of the property is well screened from the highway and set back by 14.5m, so any impact on the street scene would be minimal. Whilst the proposal would introduce double glazing, there are other instances of this in the immediate locality.

The proposals would not result in harm to the character or visual amenity of the host dwelling or street scene. The proposed replacement windows are therefore in accordance with policies D DM1 and D DM4 of the Arun Local Plan (ALP).

NEIGHBOURING RESIDENTIAL AMENITY

The proposal would not seek to change the size, location or opening of any fenestration. As such, the proposals would not impact neighbouring residential amenity by way of overbearing, overshadowing, or overlooking in accordance with policies D DM1 and D DM4 of the ALP.

HERITAGE

The property is located within the Craigweil House, Aldwick Conservation Area. The Conservation Area Statement prepared by Arun District Council states that dwellings on Kingsway "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." It is established, therefore, that individuality in design and distinctiveness is commonplace in the conservation area.

Paragraph 207 of the National Planning Policy Framework (NPPF) (2025) requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. Paragraph 212 outlines that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Verbal comments have been received from the Conservation Officer during the course of this application and no objection has been raised. Whilst the windows would alter the appearance of the host dwelling, they would be similar in appearance and the conservation area is varied in terms of the appearance and design of the dwellings included within its designation.

The replacement windows would be similar in appearance to those existing and would not result in harm

to the conservation area. Whilst there are alternatives that may be more suitable, the proposal would be considered to have a neutral impact on the heritage asset and is therefore in accordance with policy HER DM3 of the ALP and the NPPF.

SUMMARY

The proposed development is in accordance with relevant development plan policies and is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

CIL DETAILS

This application is not CIL liable.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

- Location Plan
- Block Plan
- Heritage V-Slide Aluminium Patio Door THWC2025 0
- Casement Window System THW/03/07 2

- Heritage 47 Aluminium Door THWC 2025 0
- Style design sheet - windows 1-11
- Style design sheet - windows 12-25
- Heritage Statement
- Biodiversity Enhancement Statement

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1, D DM4 and HER DM3.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the NPPF.