

From: Nicola Spencer on behalf of Planning.Responses
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To: Planning Scanning
Subject: FW: AW/266/25/HH

PI -Consultation- Conservation Officer response

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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer

Sent: 12 December 2025 17:23

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Susan Haley <Susan.Haley@arun.gov.uk>

Subject: AW/266/25/HH

AW/266/25/HH

Brus Lodge 28 Kingsway Aldwick PO21 4DH

Proposed creation of new boundary fencing and hedging along side 2no. driveway entrance gates. Alteration of driveway geometry (This application may affect the character and appearance of the Craigweil House Conservation Area)

Brus Lodge is located within the Craigweil Conservation Area. As part of paragraph 194 of the NPPF, local planning authorities should require an applicant to describe the significance of any heritage assets affected as part of their proposals, including any contribution made by their setting, in determining applications. It does not appear that such information has been submitted as part of this application, which ideally should be submitted at the same time as the application. In light of this some comments are provided based on my own assessment/observations.

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 does 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. Younger 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.

Brus Lodge has been identified by the LPA as a Building or Structure of character, and as a result is a non-designated heritage asset. It is of a style and appearance which is reflective of the older houses on the estate and is constructed using those a mixture of brick and clay tiled elevations.

There are two other Non-designated heritage assets close to the site 24 Kingsway and 31 the Drive. Like Brus lodge these were also built as part of the Auty layout and are good examples of the established style of the older houses in the estate. All three houses make a positive contribution to the estate/conservation area character and appearance.

The Proposal

The proposal involves the creation of new boundary fencing and hedging, along with two driveway entrance gates. The plans also indicate an intention to alter the layout of the driveway.

Brus Lodge is a large and somewhat imposing house within the street scene. It is currently highly visible from the road due to the absence of any front boundary walling or fencing. In the immediate area, there is a mixture of front boundary treatments, including walls and fencing.

The introduction of hedging at the front of the property, while reducing views of the attractive building, will also add greenery to the street scene, which is not necessarily out of character. However, it is unfortunate that the height of the hedging cannot be controlled, as ideally it would remain low enough to allow views of this pleasant and positive building.

The gates themselves appear acceptable, albeit somewhat high, but they are not considered harmful. It would be useful to understand how the gates would be treated. Likewise, the proposed alterations to the driveway will have a neutral impact.

On balance, I am of the opinion that the proposal will have a neutral impact on the character and appearance of the conservation area.

Conclusion

The application is considered to not cause harm to the significance of the heritage asset. 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 section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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