

Bayside Architectural Design Ltd
19 Pyrford Close
Bognor Regis
West Sussex
PO21 3NL

Date: 6th May 2026

Please ask for: Hebe Smith
Tel: 01903 737626

Your Ref:

Our Ref: P/33/26/DOC

Dear Mr Binns,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition under P/2/23/L relating to condition 3 (1.)- Windows & Doors.
Little Welbourne Church Lane Pagham PO21 4NX

Notification regarding the above application:

Condition Number 3

No development above damp proof course (DPC) level shall take place unless and until the details of the following features and/or materials to be used have been submitted to and approved by the Local Planning Authority. The materials so approved shall be used in the construction of the extension.

The following details must be provided for:

1. Details of the new Windows/doors including sections, glazing bars, glazing system, location within the reveal and paint/colour. Details should be provided in statements and plans to an appropriate scale and include relevant measurements.
2. Further information regarding the design of the replacement gates and their finish (i.e. paint/colour/stain etc. and which shade if relevant)

Reason: To enable the Local Planning Authority to control the development in detail by endeavouring to achieve a building of visual quality in accordance with policy HER DM1 and HER SP1 of the Arun Local Plan.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

The Conservation Officer has been consulted on the details provided, and has made the following comment:

"The French doors are acceptable in principle, however the glazing bars are overly thick and would

appear visually heavy and dominant within the openings. This would not be appropriate, particularly if repeated across the building, and slimmer glazing bar sections are required. The overall joinery is also on the heavy side, although the primary concern relates to the glazing bar thickness."

The comments have been reviewed by officers and they are in agreement that the condition cannot be discharged at this time on the basis of the inappropriate details provided.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, consisting of stylized, cursive letters that appear to be 'NC' followed by a small dot.

Neil Crowther
Group Head of Planning