



PLANNING STATEMENT

Proposed Window and Door Replacement

53 The Grange, Hurstpierpoint, West Sussex, BN6 9FD

➤ Introduction

This Planning Statement is submitted in support of an application for the replacement of windows and the front entrance door at 53 The Grange, Hurstpierpoint, West Sussex. The application is prepared by STAAC on behalf of the applicant, Sumit Anand, and is accompanied by architectural drawings and a supplier quotation from Instant Windows and Doors Ltd.

The proposed works involve the removal and replacement of all existing windows and the front door with new grey anthracite PVC triple-glazed units and a composite front door. No structural alterations are proposed and no changes are made to any existing openings

➤ Site Description and Planning History

Site Description

The application site is a three-storey residential dwelling of brick construction with a tiled pitched roof and flat roof element to the rear, situated within The Grange, a residential estate on the western edge of Hurstpierpoint Village. The estate was developed by Persimmon Homes under planning permission 04/02331/FUL and comprises properties numbered 1 to 66 along Albourne Road.

The property is not within a Conservation Area. The nearest is the Langton Lane Conservation Area, approximately 150 metres to the west, with intervening trees and residential development. The nearest Listed Building is Box House Farmhouse (Grade II), approximately 100 metres to the east with intervening development. Neither designation would be materially affected by the proposed window replacement works.

Planning History

Three decisions are of direct relevance to this application.

04/02331/FUL - Original Development Permission

Planning permission was granted for the residential development at The Grange. The permission included Condition 22, which removed Permitted Development rights for all dwellings within the estate, requiring residents to seek separate planning permission for even minor domestic alterations.

DM/21/2246 - Removal of Condition 22 (24 September 2021)

Mid Sussex District Council granted permission for the removal of Condition 22, restoring full Permitted Development rights to all properties at The Grange. In doing so, the Council accepted that the blanket restriction was no longer necessary, reasonable or proportionate given that the estate is not in a sensitive location, its density is modest, and the standard controls within the GPDO provide sufficient regulation over domestic alterations. This decision is a key material consideration in the assessment of the current application.

DM/20/3570 - Non-Material Amendment at 53 The Grange (14 October 2020)

A non-material amendment was approved in respect of this property, replacing a proposed balcony with two Velux roof windows. This confirms that the Local Planning Authority has previously accepted changes to the external appearance of this dwelling without material harm to the character of the building or its surroundings.

➤ Description of Proposed Development

The proposed works consist of the like-for-like replacement of all existing windows and the front entrance door. All eight windows are Linar Casement profile in grey anthracite PVC with triple-glazed toughened glass, serving the kitchen, two bedrooms, master bedroom, office, bathroom and cloakroom. Obscure/satin glass is specified for the bathroom and cloakroom. Profile trickle vents are incorporated in all habitable rooms in compliance with Building Regulations Part F.

The front door is a Universal Composite door finished in anthracite grey to match the windows, with toughened satin glazing, a round bar handle, nickel euro cylinder lock, black butt hinges and a brushed silver letterplate.

The proposed elevations (Drawings P01 to P04) confirm that all new units sit within existing openings, that no new openings are created and that the form, massing and proportions of the building remain entirely unchanged.

➤ **Planning Policy**

Permitted Development

The replacement of windows and doors in a dwellinghouse falls within Permitted Development rights under Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended. As confirmed by DM/21/2246, Condition 22 has been formally deleted and full Permitted Development rights have been restored to all properties at The Grange, including this one. This statement is submitted in support of any notification or prior approval process as required by the Local Planning Authority.

National Planning Policy Framework

The NPPF supports sustainable development and improvement of the housing stock. The proposed triple-glazing improves thermal performance, reducing heat loss and carbon emissions in line with national sustainability objectives. The works are also sympathetic to the character of the existing dwelling and the wider estate, consistent with the NPPF requirement for development to respect local character and the built environment.

Mid Sussex District Plan

The proposal accords with Mid Sussex District Plan objectives relating to residential quality and energy efficiency. It makes no change to the footprint, massing or built form of the dwelling and does not affect the parking and garaging arrangements required under the surviving condition from DM/21/2246 (Policy DP21).

➤ **Assessment**

The proposed works are confined to existing openings and involve no change to the scale, form or massing of the building. The new window configurations replicate those of the existing units, maintaining the established facade rhythm. The grey anthracite colour is consistent with modern residential replacements commonly found across the estate and the wider Hurstpierpoint area, and will not appear incongruous in the street scene.

No new openings are created and no alteration to window positions is proposed. There will therefore be no adverse impact on the privacy, outlook or daylight amenity of neighbouring properties at nos. 52, 54 or 56 The Grange.

The property is not within a Conservation Area and the proposed works have no capacity to affect the setting of the Langton Lane Conservation Area or Box House Farmhouse. The original design of The Grange estate was specifically shaped to respect the character of the nearby Conservation Area, and the current proposal - a modest window replacement - is wholly consistent with that approach.

The removal of Condition 22 under DM/21/2246 is a direct precedent supporting this application. The Council has already determined that domestic alterations at The Grange should not be subject to the additional burden of planning control beyond the standard GPDO framework, and the current proposal is precisely the kind of minor improvement that decision was intended to facilitate.

➤ **Conclusion**

The proposed replacement of windows and front door at 53 The Grange is acceptable in planning terms. Permitted Development rights have been fully restored to this address following the removal of Condition 22. The works are like-for-like replacements within existing openings, with no impact on the form of the building, the character of the street scene, the amenity of neighbouring properties or the setting of nearby heritage assets. The proposal delivers a meaningful improvement in thermal performance and security, in line with national and local policy objectives.

It is respectfully requested that planning permission be granted.