

Planning Statement

Peake House, Lewes Road, Lindfield

Client: Mr & Mrs Houlihan

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Date: Dec 2025

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OVERVIEW

This Planning Statement has been prepared by Paul A Gosling for Mr & Mrs Houlihan, in support of the accompanying application for a retrospective application with respect of retention of UPVC windows.

The accompanying planning application seeks retrospective permission to retain UPVC windows on the ground floor of Peake House. This property is let as a commercial premises for the purposes of hairdressing.

The planning benefits of the proposed development include:

- The permission will regularise the existence of the windows which were installed two and a half years ago without any adverse effect and which are essential for heat loss reasons.
- The proposal recognises the local planning policy context which affects the site making it viable for renting as a commercial premises.
- The windows improve the conservation area as the wooden windows they replaced were rotting and unsightly.

The Planning Statement concludes that the retention should be granted because the continued use of the site would support the delivery of a range of the Communities and Local Governments' aspirations for development in Lindfield and the wider area. Overall, the submission is supported by the relevant planning policy criteria for the site together with other relevant material considerations.

1.0 INTRODUCTION TO THE PLANNING PROPOSALS

The Overall Proposals

- 1.1 This Planning Statement has been prepared by Paul A Gosling for Mr & Mrs Houlihan in support of the accompanying retrospective application with respect to the retention of UPVC windows.
- 1.2 The development proposals comprise regularising the retention of UPVC windows which were installed two and a half years ago.

- 1.3 The windows are not standard UPVC windows, indeed the material they are manufactured out of is only discernable on close inspection.

Background information

- 1.4 The windows were installed in June 2023 by Mr & Mrs Houlihan as the existing wooden windows were rotting and unsightly, they admit that they were unaware planning permission was required due to being within the Lindfield Conservation Area. The letting agent, Crickmay Chartered Surveyors, insisted that the property achieved at least an EPC of C before they would advertise it. Also the current tenants, a hairdresser, would not have taken a lease without UPVC windows due to the condensation created by their operations.
- 1.5 There was also a need to replace as there was water ingress under the door frames due to being at pavement level. Replacing with wood would require constant maintenance due to being constantly damp.
- 1.6 Far from being unsuitable for a conservation area, we maintain that due to the number of other properties in the vicinity with UPVC windows, they are obviously very suitable, see Appendix A for a list of properties with UPVC windows.

The Applications' Form and Aims

- 1.8 The planning application has been submitted for planning application for retrospective permission with respect to the retention of UPVC windows.
- 1.9 The Planning Statement summarises the planning context of the site and also reviews the consistency of the proposed development with planning policy at the national, regional and local levels through an examination of the relevant policy documents and planning guidance.
- 1.10 The development proposals are considered to be appropriate, given the specific and established characteristic of the site, together with the existing and emerging planning policy context. The main beneficial objectives of the development are:
- The permission will regularise the existence of the windows which were installed two and a half years ago without any adverse effect and which are essential for heat loss reasons.
 - The proposal recognises the local planning policy context which affects the site making it viable for renting as a commercial premises.

- The windows improve the conservation area as the wooden windows they replaced were rotting and unsightly.

2.0 DEVELOPMENT CONTEXT AND HISTORY

The Site and its Surroundings

- 2.1 The application site is located near the centre of Lindfield and within the Conservation Area. A site location plan is included with the application (see plan).
- 2.2 The UPVC windows on the first floor of the application site were installed a number of years ago and are not part of this application. Photographs of the exterior of the building are included at **Figures 1 & 2**.

Figure 1: External view (from south – note UPVC windows to neighbouring property))



Figure 2: External view (close up)



Regulatory Context of Development

- 2.3 It is noted that, should the planning application be approved, the site would be subject to regulatory control under Town & Country Planning Legislation. Failure to comply with any condition or limitation subject to which planning permission has been granted could constitute a breach of planning control and could result in the commencement of enforcement action by Lewes DC.

3.0 PLANNING POLICY CONTEXT

- 3.1 A range of national, regional and local planning policies and guidance provides the overall context which has shaped the development proposals. These overall objectives include the promotion of economic development, vital for the economic growth of villages such as Lindfield.

- 3.2 As the floor areas of the buildings will remain unaltered, the use could be regularised by means of this application, no adverse effects of the windows being noted over the past years, on the contrary, substantial economic benefits have occurred in the local area with the success of the current business.
- 3.3 There is no conceivable impact on the residential amenities of nearby properties as the present windows have been in-situ for 30 months.

• 4.0 CONCLUSIONS

- 4.1 To conclude, the planning proposals for regularisation of the windows at the application site are entirely appropriate for the locality, in accordance with both statutory and emerging planning policy documents. No building operations are proposed or have been carried out except the replacement of the windows. These positive effects are wholly in accordance with the objectives of planning policies in respect of the area at national, regional and local levels.
- 4.2 The proposal would play a role in achieving a range of the Department for Communities and Local Governments' aspirations for the ongoing enhancement of the area, especially the economic viability of an existing commercial property.
- 4.3 With the large number of existing properties which have UPVC or modern replacement windows within the Conservation Area, not least the first floor of the application site, it can be argued that UPVC/aluminium windows are a recognised feature of the Lindfield Conservation Area, therefore the works which are a subject of this application are completely compatible with the area.
- 4.4 The windows subject to this application are not standard UPVC windows, as is apparent from the photographs, it is not obvious what material has been used in their manufacture.

APPENDIX A – Other adjacent properties with UPVC or modern replacement windows

Linden Chalet	Lewes Road (UPVC)
Lindfield Motors	Lewes Road (adjacent but outside Conservation Area)
First Floor, Peake Ho	Lewes Road (UPVC)
Free Church	Challoner Road (UPVC)
The Manse	Challoner Road (UPVC)
2 Frederick Cottages	Lewes Road (UPVC)
Masters Undertakers	Lewes Road (same windows as application address)
King Edward Hall	High Street (aluminium)
No. 31	High Street (aluminium)
Co-op	High Street (aluminium)