

Supplementary Information – Planning Application PP-14933834

Design & Access

9 Edred's Court sits at the rear of the courtyard, approximately 58m from the nearest public highway. From the highway the house is partially obscured by 10 Edred's Court.

This application does not alter the visual impact, layout, or add to, the property. And follows on from the approval of 15/10270/FUL, replacement windows as previously amended.

Application is submitted due to the previous removal of permitted development rights.

Replacements as proposed on a like-for-like basis, in alignment with planning applications previously approved within the Edred's Court, namely PL/2024/04638 and 15/10270/FUL.

With reference to GDPO (2015), Technical Guidance, A3, uPVC windows in Conservation Areas, which are sympathetic to, and of similar visual appearance, to existing fenestration, are permitted.

Front Windows: Numbering F1 to F10, replacements to be of similar appearance, double glazed, in white uPVC. External Astragal bars fitted as per existing. Multi-point locks will significantly improve security, chrome fittings internally. Installed with clear glass, or privacy glass where fitted. Improved energy efficient over existing frames. Replacement profiles will be similar to existing profiles.

Due to its position, Window F10 cannot be householder maintained, the wood is showing signs of failing.

With reference to front view (photo):

- Clear Glass: F3, F5, F6, F7, F8, and F10
- Privacy Glass: Windows F1, F2, F4, and F9



Dependant on approval, consideration will be given to using Rehau or Deceuninck frames.



Front Door: Entrance to porch, not visible from public highway. Replacement to be similar in design and colour. Provides improved security, reduces heat loss.

Dependent on supplier, brown/rosewood in colour, white framework as existing.

Example Front Door:



Flood Risk Assessment

As proposed, there is no change to previously assessed flood risk.

Apart from the lowest part of the garden, which shares a boundary with the River Marden, the house sits in an elevated position and is not known to be at risk of flood; there is no known history of flooding.

Additional flood defences are not proposed.
