

From: Martyn White
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To: Planning.Responses
Cc: Amber Willard
Subject: AL/31/19/HH

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I note that the application is for a Single storey rear extension, as well as replacement front windows.

As part of paragraph 189 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 property is located within the Aldingbourne Conservation Area which it comprises an attractive, historic self-contained and linear group of buildings in an open rural setting. The unobstructed, open views from Oving Road and the approach road (Church Road) into the settlement are particularly impressive, enhanced by the pale colourwash of most of the buildings. The mixtures of plain clay and slate roofs, together with chimneys, are important features.

The particular part of the conservation area which is covered by the proposal consists of street fronted development, which is publically visible. A particular characteristic of the settlement is the sharp visual contrast between its linear built form and the surrounding open, flat landscape.

The two elements of the application shall be discussed in turn.

The concept of a rear, single storey extension is acceptable as it will not be seen from the public domain. The success or otherwise will depend upon the quality of the materials to be used.

With regards to the proposed replacement windows (to the front of the building), I note that the design has been amended so that the replacement windows are now to be timber framed with slimline double glazed panels. Such a concept is acceptable, subject to the replacement windows closely reflecting the existing ones in terms of design and appearance. This could be dealt with by way of condition, where details of the existing and proposed windows are supplied to the LPA.

The application is considered to not cause harm to the significance of the heritage asset(s) or its/their setting. 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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