

**ADC Planning Consultation
Conservation/Design Officer Response**

Application Number	AW/137/17/HH
Address	16 The Fairway Aldwick
Description	Front additions to a building within a designated area
Case Officer	Richard Temple
Date	18 May 2017

The dwelling fronts the southern side of The Fairway, in the Aldwick Bay Conservation Area and it has a strong presence in the streetscene.

From the conservation perspective, it is rarely considered appropriate to significantly alter the principal elevation of a building within a designated area. Distinctive architectural qualities are likely to be obscured and the building's special contribution to local character diminished. Additions which protrude forward of the front building line are also usually resisted as harmful to locally distinctive spatial characteristics.

However in this case, the single storey addition abutting the eastern boundary conceals a previous addition of unsympathetic appearance and it achieves a balanced relationship with the neighbouring built form. This element of the proposal thus causes no harm to the special qualities of the host building, or to those of the surrounding conservation area, and there is no objection in terms of Conservation Policy.

As described above, front additions which diminish the aesthetic of the host building are rarely acceptable. The proposed addition between the dwelling and the garage is a visually intrusive element which clutters the principal elevation of the building and diminishes its distinctive architectural style.

The importance of sustaining and enhancing the significance of heritage assets, while keeping them in viable and appropriate uses, is emphasised throughout section 12 of the NPPF and para. 132 requires great weight to be given to their conservation.

Subject to the omission of the addition between the garage and the dwelling, the proposal will cause no harm to the significance of the conservation area and there is no other objection in terms of Local Plan 2003 Policy Area 2, and Local Plan 2014 Policy HER DM3.

Angela Haywood
Conservation Officer