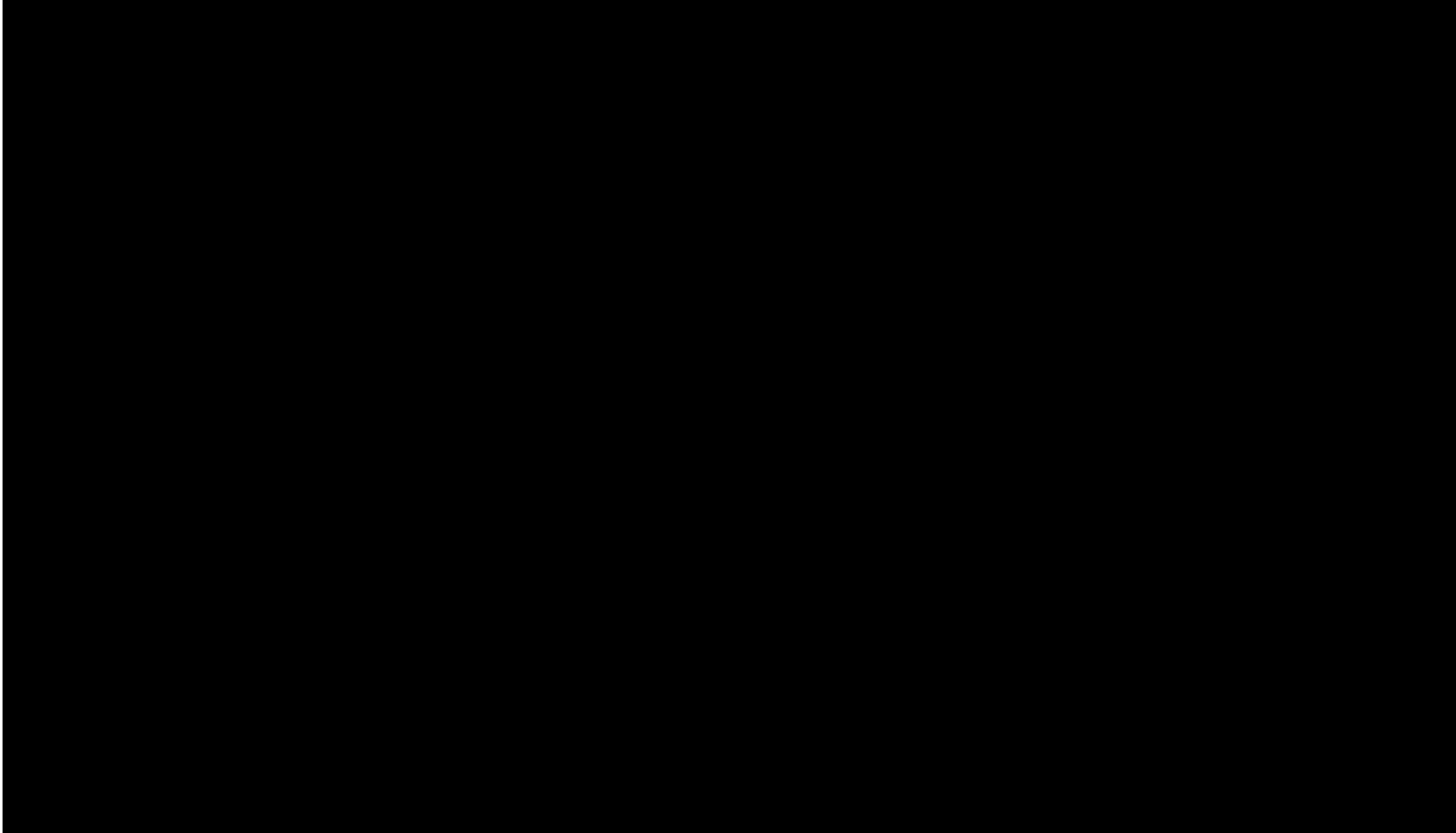
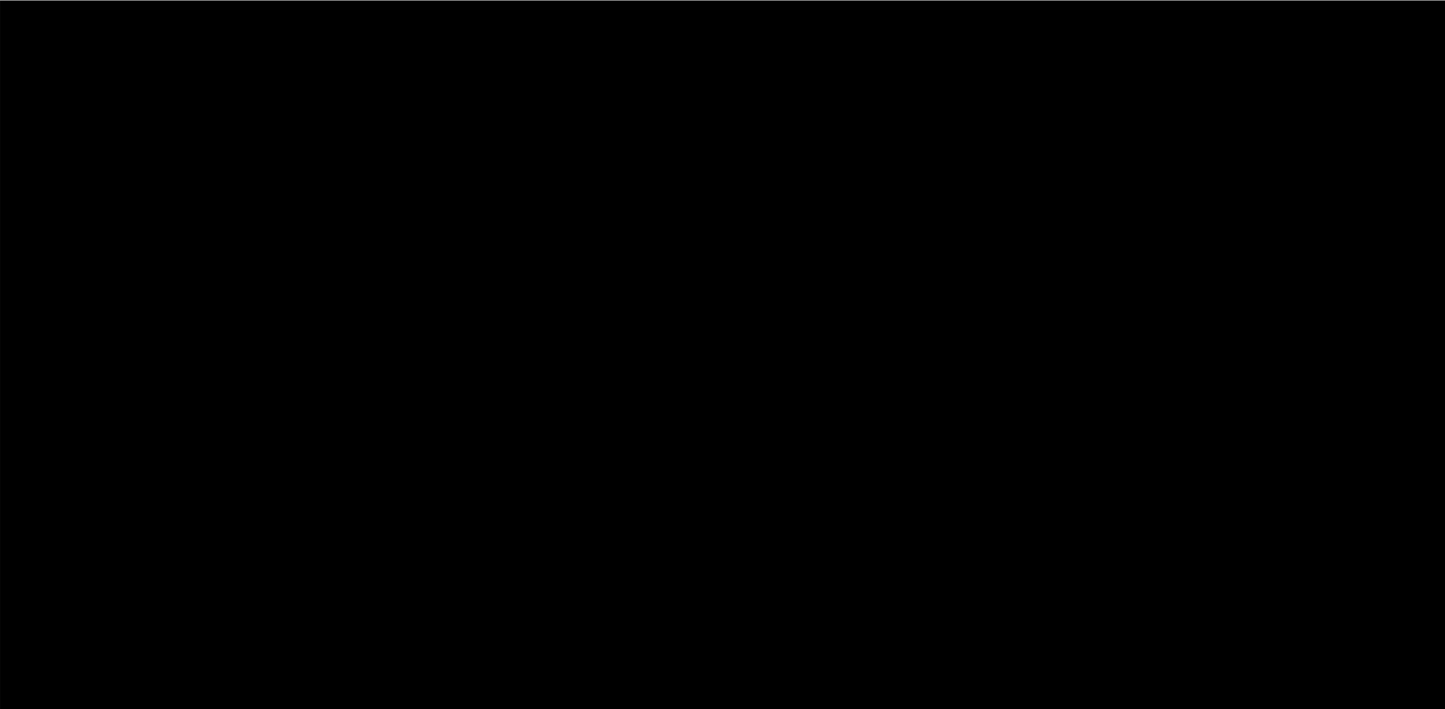




From: Chris Moore [REDACTED]
Sent: 20 June 2017 07:33
To: Richard Temple
Subject: RE: AW/137/`7/HH 16 The Fairway, Aldwick

Dear Richard,

Thank you for your letter regarding the above development.

It is disappointing that there are objections to the very small utility extension when there is implemented planning permission in place for something similar, however, I have spoken to the applicants who have instructed me to delete that part of the proposed development from the application.

Accordingly I attach a copy of revised floor plans, elevations, site, roof and location plans as substitute for those already in your possession.

I trust that this will now allow you to progress the application towards a positive decision, however please let me know if you have further comment.

Kind regards,

Chris Moore

BSc (Hons), C.Build E MCABE
Sussex Building Consultancy Limited
3 Northcote Road
BOGNOR REGIS
PO21 5LZ



LOCAL AUTHORITY BUILDING CONTROL PARTNER

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From: Richard Temple [REDACTED]
Sent: 15 June 2017 10:46
To: 'chris@sussexbuildingconsultancy.co.uk' [REDACTED]
Subject: AW/137/7/HH 16 The Fairway, Ald

Dear Mr Moore,

I am the case officer dealing with the above application.

We have had the following comments from our Conservation Officer:-

"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."

As such, would you be willing to omit the small extension to the garage so we may recommend approval on the application? Or please let me know if you are satisfied for us to recommend refusal so you may appeal the decision.

Regards,

Richard Temple | Senior Planning Officer, Planning & Economic Regeneration, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37591 | External: +44 (0) 1903 737591 | E-mail: Richard.Temple@arun.gov.uk

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

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