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Subject: AW/139/19

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The application is for a single storey rear extension and single storey front extensions to a detached property in the Craigweil House Conservation Area. It is noted that it is an amendment to previously approved application.

The conservation area follows the boundary and layout of the estate as prepared by the architect, J.Auty. Most of the estate still bears the sense of being laid out as one unified piece, the street landscape and tree framework intending to create the rather "Arcadian" setting for house designs that would echo after the arts and craft and Tudoresque, and the 1930's aspirations - "a house in the country by the sea".

Whilst, the estate has developed over 70 years so that there is a strong mixture of styles and ages of properties, there is generally a low-density character in the estate.

Houses are set back from the verges throughout Kingsway with spacing between properties both at ground and first floor levels providing a sense of spaciousness.

The current application is substantial in size with the majority of it being to the side and rear of the property. Such extensions reflect the previous application in some respects, and due to their location would not affect the street-scene. This is subject to the use of appropriate materials and joinery.

However, the front extension is considered to be problematical. It stretches substantially further forward than the existing established building line and would look incongruous in the street-scene of this part of the conservation area. This element of the application would therefore be considered to cause less than substantial harm in accordance with paragraph 196 of the NPPF (2018). As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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