



From: Martyn White
Sent: 01 July 2019 11:43
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: AW/150/19/HH

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The application is located within the Craigweil House Conservation Area. I note that a Design and Access Statement has been provided as part of the application. However, I also note that a Heritage statement has not been provided. Such a statement is required in accordance with paragraph 189 of the NPPF. However, in light of that, I provide the following comments.

The conservation area was laid out as one unified piece, including the street landscape tree framework which was intended to create the rather "Arcadian" setting for house design that would echo after the arts and craft and Tudoresque, along with the 1930's aspirations of "a house in the country by the sea". This layout and intentions are still visible in the conservation area today.

There is generally a low-density character in the estate particularly in Kingsway, The Drive, and Queensway with space between buildings being important to that character. The estate is predominantly characterised with residential dwellings of one and two storeys, with the three storeys Coastguard Parade being the only notable exception.

Another element of the character of the estate is that it has developed over a period of 70 years, so that there is a strong mixture of styles and ages of properties, which also vary in size.

The existing property is a single storey building which has been extended to form a much larger residential unit. A small section of the property has a pitched roof, whilst the remainder of it has a flat roof.

At present the property does not contribute towards the established character of the conservation area. As a consequence, it is considered that there is some potential to enhance the building so that it enhances the conservation area, in accordance with the NPPF.

The proposal is to re-roof the entire of the building as well as to provide single storey rear & infill extensions. The alterations to the roof are substantial, and would ensure that the building closer reflects those in the local area. However, it is suggested that there aren't many properties in the local area with such a roof shape/form, and that it would be somewhat in conflict with the established character. In addition, the roof would be substantial and covered with a manmade tile that would conflict with those used on the more traditional properties in the conservation area. Whilst, a number of properties have changed their roof material to slate/slate effect grey, this proposal is still in conflict with the character of the area.

The proposed rear extension is of no concern, and will not be visible from the public domain.

If minded to approve the application, please condition the roof lights to be of conservation standard.

The proposal is such that the impact can be described as causing 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).

For your information, the Planning Practice Guidance states that public benefits include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long term conservation

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