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Sent: 10 June 2021 16:57
To: Planning.Responses <Planning.Responses@arun.gov.uk>
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Subject: AW/183/21/PL

AW/183/21/PL

36 Kingsway Aldwick PO21 4DH

Variation of condition imposed under AW/71/18/HH relating to condition 2-approved plans.

The property is located within the Craigweil House Conservation Area. 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 of "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.

Number 36 is a detached, two storey house occupying a prominent corner plot position adjacent to the junction of Kingsway with Queensway. It appears that the property has been extended/alterd to both the west and east, with further alteration proposed under a previous application. It makes a positive contribution to the conservation area and meets the definition of a non-designated heritage asset.

The Proposal

The application requests a variation of condition imposed under application AW/71/18/HH (condition number 2) which identifies the approved plans. It would have helped to be able to understand how the revised plans differed from the previously approved ones. However, I have now taken the time to do this and note that the revision appears to relate to an amendment to the eastern elevation. This amendment relates to the construction of a larger extension which would extend beyond the eastern elevation.

The proposed extension would be fairly small in scale and has been designed to reflect both the existing building and previously approved plans. Whilst the materials appear to match the existing,

it would help to make sure that the windows/doors are appropriate for the attractive building. On balance, I am of the opinion that the proposal will not cause harm.

Conclusion

The application is considered to not cause harm to the significance of the heritage assets or 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 the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
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Please note: I work on Conservation for half of the working week (all day Monday and Friday and Tuesday Afternoons)

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