[redacted]

From: Martyn White
Sent: 14 October 2014 14:19
To: Janice Chapman
Subject: AW/201/14/HH

ADC Planning Consultation
Response from the Conservation Officer

Application Number	AW/201/14/HH
Address	53 Kingsway Aldwick PO21 4DN
Description	Two storey front and rear extension and roof conversion. This application affects the character and appearance of the Craigweil House Conservation Area.
Case Officer	Mrs. J. Chapman

The application is for substantial alterations to an existing property located within the Craigweil House Conservation Area and the Craigweil House, Aldwick, Area of Special Character (ASC).

On inspection, the property appeared to be vacant and in a poor state of repair. Its current condition it forms a detraction to the character and appearance of the conservation area and to the ASC.

The property, as identified in the conservation description, is 'illustrative of the time period on which it was constructed'. In addition, it is noted that it has an existing substantial side extension. This extension forms a visible addition to the property which detracts from the simple good nature of the (original host) structure.

The proposal seeks to introduce a number of extensions to the property which cumulatively has the potential to have an impact upon the property/area.

It is considered that the rear extensions/alterations will have a neutral impact on the Conservation Area/ASC; they result in the removal of existing substandard structures.

The side/front extension will be more visible upon the street-scene, but it is considered that it somewhat attempts to better reflect the host property, whilst also removing all traces of the existing inappropriate side extension. The front porch/entrance is considered to be of no concern.

I note that there appears to be a large number of roof-lights as part of the roof conversion. These should of course, be of conservation standard and introduced such that their impact is minimal. Five of the roof-lights will be visible from the public domain, but it is considered that they will have a neutral impact upon the street-scene.

Overall, it is considered that the proposal will have a neutral impact upon the Conservation Area and ASC. However, it is considered that the ultimate success of such a scheme will depend upon the quality of materials, design details and workmanship.

If recommended for approval, materials etc. should be of good quality and match those of the existing where appropriate. This could be dealt with by condition.

In addition, I should point out that it is worth remembering that there are two Article 4 Directions currently in place within the area. If the property owner wishes to alter the hard-standing to the front of the property (increase in size, new materials etc.), a (separate) planning application will be required.

Relevant policies:

Arun District Local Plan 2003:
Area 1: Areas of Special Character
Area 2: Conservation Areas

Emerging Local Plan 2014:
HER SP1: The historic environment
HER DM3: Conservation Areas
HER DM4: Areas of Special Character

Relevant SPD's:

Conservation Areas Supplementary Planning Guidance Note
Areas of Special Character Supplementary Planning Document

Martyn White | Conservation Officer, Planning Policy, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37785 | External: +44 (0) 1903 737785 | E-mail: Martyn.white@arun.gov.uk

PLANNING EXCELLENCE

Visit Arun's web site at www.arun.gov.uk Save the environment - think before you print.