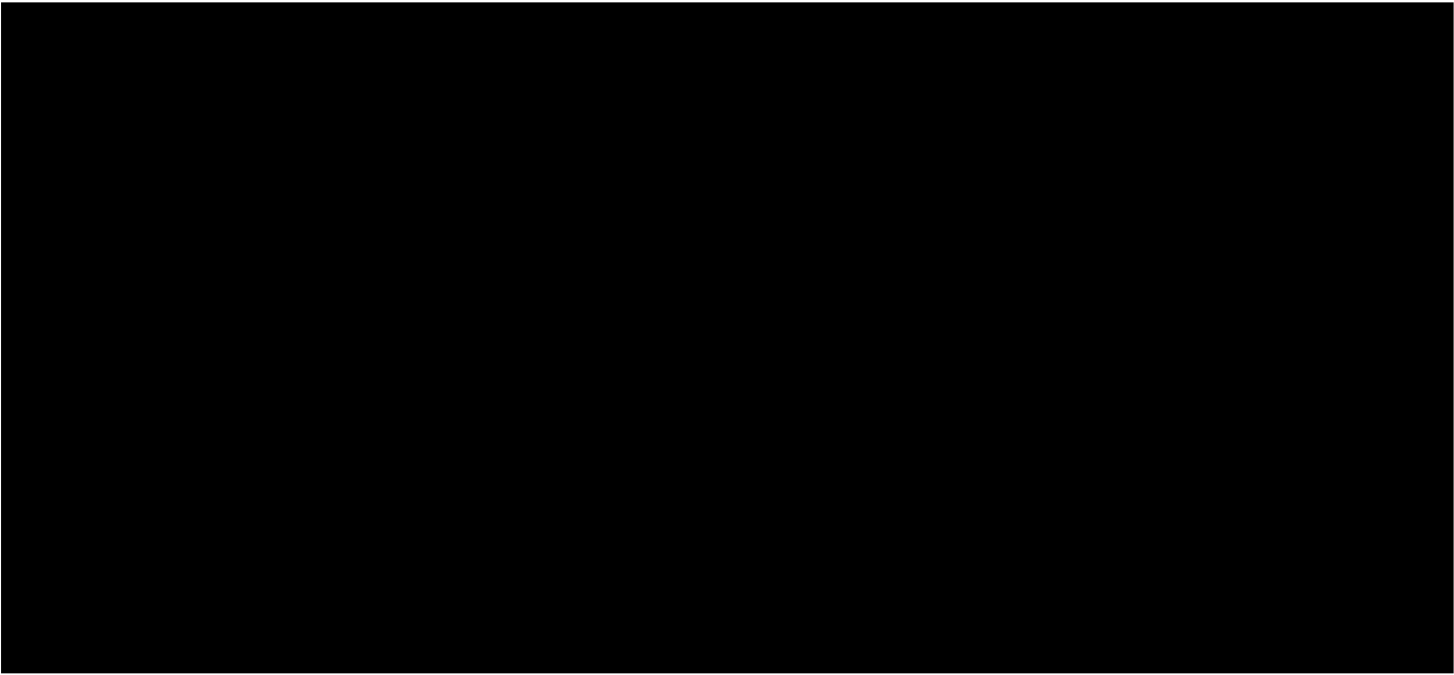




From: Martyn White
Sent: 29 August 2019 17:20
To: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: AW/212/19/HH

AW/212/19/HH

The application site is located within the Aldwick Conservation Area. As the proposed development affects a heritage asset, a heritage statement or similar should have been provided in accordance with paragraph 189 of the NPPF. I note that passing reference is made to the conservation area within the Design and Access statement. In the absence of the relevant statement, I provide the following comments.

The conservation area is very good example of a 1920 —1930's planned Estate, where the early development was strictly controlled before becoming more eclectic. Whilst houses on the Estate vary in size and style, development still follows the original road layout.

The special character of the area derives from the low-density layout, the high quality of the buildings in terms of materials and style, and intensively landscaped gardens and verges.

Many of the older buildings are in a half-timbered Tudor style and several are thatched. Many contain intricate brickwork patterns and have important group value. The property concerned with this application differs from that established style and is of no architectural significance. It is also noted that the neighbouring properties on the road are similar in character to the one subject to this application.

The application seeks to make comprehensive alterations to the building, including the replacement of an existing extension and conservatory with a single storey rear extension, balcony area and a loft conversion. It also proposes replacement windows, doors, whilst also cladding and re-roofing to house. The existing boat house would be painted white.

The overall concept for extending and altering the building (i.e. extension and roof conversion) for the needs of the occupiers is on no concern. This is subject to the use of high-quality materials and joinery, which should be conditioned if you are minded to approve the application.

However, the principal concern relates to the alterations to the materials to be used for the external appearance of the building. As previously mentioned, the estate attempts to reflect a more traditional aesthetic where a Tudor appearance was preferred.

The use of painted cladding on all of the elevations and slate on the roof provides the building with a more 'New England' appearance, which is not normally associated with the conservation area. It is therefore considered to conflict with the established character of the estate.

Conclusion

On balance, 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). The level of harm is considered to be on the lower end of the scale.

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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