

From: David Easton
Sent: 30 October 2015 13:16
To: Planning.Responses
Subject: FW: AW 267 15

From: Martyn White
Sent: 30 October 2015 12:04
To: David Easton
Subject: AW 267 15

**ADC Planning Consultation
Response from the Conservation Officer**

Application Number	AW/267/15/HH
Address	68 The Drive Aldwick PO21 4DS
Description	Minor Amendments to previously approved application AW/344/14/HH for extensions & alterations - This application affects the character and appearance of the Craigweil House Conservation Area
Case Officer	Mr. D Easton

Objection

The property is located within both an Area of Special Character and a Conservation Area. In addition, it is located next to a Locally Listed Building or Structure of Character. As such, the proposal has the potential to affect a number of different heritage assets.

A heritage asset is defined as being: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).*

As a result, a scheme should be prepared that preserves or enhances the character or appearance of the conservation area, whilst also making a positive contribution to both the Area of Special Character and the neighbouring Building or Structure of Character.

In addition, it should be remembered that the property backs onto the beach. Therefore, both the front and rear elevations are visible from the public domain. Consequently, the proposal has the potential to have a greater visual impact.

It is noted that the property has already received consent for a substantial number of works. The proposal appears to consist of a mixture of revised proposals along with the introduction of a number of some new elements.

Having reviewed the current plans, it is considered that the proposal is problematic for a number of reasons.

A noteworthy element of the conservation area is the lack of street lighting. As a consequence, the area maintains a tranquil character with little light pollution. The installation of LED downlights into the eaves soffit at 2m centres is considered to conflict with this established character. The introduction of the lighting will be visible from both the street to the front and the beach to the rear. It is therefore considered that such a feature is harmful to the various heritage assets affected by this proposal.

The rear elevation includes a revised balcony with a spiral staircase, glass screening, roof-light and solar panels. It is considered that this results in a visually cluttered elevation. The solar panels cover a considerable amount of the roof and are not considered to make a positive contribution to the property or the area.

The introduction of grey windows is problematic in that it does not reflect those found within the neighbouring properties or the conservation area generally. The use of such a colour is further enhanced through the introduction of the grey Marley Eternit cladding. This cladding covers a substantial amount of both gable elevations and the 'bay' window on the southern elevation. Both elements are therefore considered to be harmful and detract from the character of the conservation area.

In addition, the combination of coloured materials is harmful; the use of white render, grey windows and cladding along with a brown roof results in an unsympathetic colour combination. It is suggested that an alternative colour to the proposed grey should be used.

The Design and Access Statement also makes reference to a revised driveway/hardstanding. This is the only information provided, and it is not considered adequate enough in which to fully assess the impact.

Relevant policies:

Arun District Local Plan 2003:

Area 1: Areas of Special Character

Area 2: Conservation Areas

GEN 22: Buildings or Structures of Character

Emerging Local Plan 2014:

HER SP1: The historic environment

HER DM2: Locally Listed Buildings or Structures of Character

HER DM3: Conservation Areas

HER DM4: Areas of Special Character

Relevant SPD's:

Conservation Areas Supplementary Planning Guidance Note

Buildings or Structures of Character Supplementary Planning Document

Areas of Special Character Supplementary Planning Document

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