

**From:** Martyn White  
**Sent:** 11 December 2018 17:21  
**To:** Planning.Responses  
**Cc:** Amber Willard  
**Subject:** AW/275/18/HH

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The application is seeking permission for a development of: first floor side extension, loft conversion with rear dormer, rear canopy, and extension to detached garage

The property is located within the Aldwick Bay Estate, which has been designated as a Conservation Area. As a consequence, the area is identified as a heritage asset for the purposes of planning policy.

Houses on the estate vary in size and style, with the special character of the area deriving from the low density layout, the high quality of the buildings in terms of materials and style, and intensively landscaped gardens and verges.

The application amounts to a substantial amount of work to the property with the side extension potentially having the greatest impact upon the character of the area, as it is visible from the public realm. Such an extension appears to be designed to reflect the character of the host dwelling, and subject to issues related to materials can be supported.

The rear dormer is substantial, occupying approximately ¼ of the proposed rear elevation. As a consequence, it appears to dominate the property. The size of the dormer is queried; does it need to be this size, or is there potential to reduce its size, and therefore its impact?

The rear extension to the existing garage will have a neutral impact upon the character of the building.

The success of the works will depend upon the quality of the material to be used. If minded to approve the application, materials should match existing. The rooflights should be of conservation standard.

Martyn White | Principal Conservation Officer, Planning Policy, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF  
Internal: 37717 | External: +44 (0) 1903 737717 | E-mail: [Martyn.white@arun.gov.uk](mailto:Martyn.white@arun.gov.uk)

Visit Arun's web site at [www.arun.gov.uk](http://www.arun.gov.uk)



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