
Sussex Building Consultancy Limited



Heritage Statement for 50 Kingsway, Craigweil, Bognor Regis, PO21 4DN.

Date : 10 October 2019

Ref : SBS/50KW/02

Revision : A

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1.0 Introduction

- 1.1 This statement is required by the Planning portal process but is not part of the Arun District Council Planning Validation checklist.
- 1.2 The application is for detailed planning approval for an extension to and conversion of the existing garage to provide for ancillary accommodation for a dependent relative and conversion and extension of the existing car port to give a replacement garage to the front of the existing facility at the side of the house to suit the needs of the owners of the property.
- 1.3 A development of the same description was submitted and approved earlier in the year, this application seeks approval for the garage to be moved forward to improve internal space.

2.0 Planning and Building Regulation History.

- 2.1 BR/252/80 – Car port extension – Approved Conditionally.
- 2.2 AW/170/19/HH - Conversion and extension of the existing garage to form an annexe for a dependant relative and conversion and extension of the existing carport to form a replacement garage with lantern roof light – approved conditionally.

3.0 Proposal.

- 3.1 The proposal is for a single storey side extension for a replacement garage and conversion and extension of the existing garage to form a new ancillary annexe for a dependant relative of the family with a bedroom, living area, shower and kitchenette, similar in every respect to that approved earlier in the year but with the garage moved forward by 1,280 mm from the existing building line.
- 3.2 The proposed extension and alterations are to be constructed in the same architectural style as the existing dwelling with materials to match. The front street elevation is sympathetically extended to the side with the majority of the development being to the rear of the property.
- 3.3 There is to be a lantern roof light to give natural light to the garage and annexe entrance area and 3 x small flat roof lights to serve the annexe itself.

4.0 Heritage Statement.

- 4.1 It is not considered that the proposals affects any building of importance or the character of the Craigweil House Conservation Area, the changes to the appearance to the building in sympathy with the existing design with the majority of the work not being visible from the street-scene.
- 4.2 The development then allows for the dependant relative to be living close to the family and help when needed whilst still having a degree of independence and privacy.