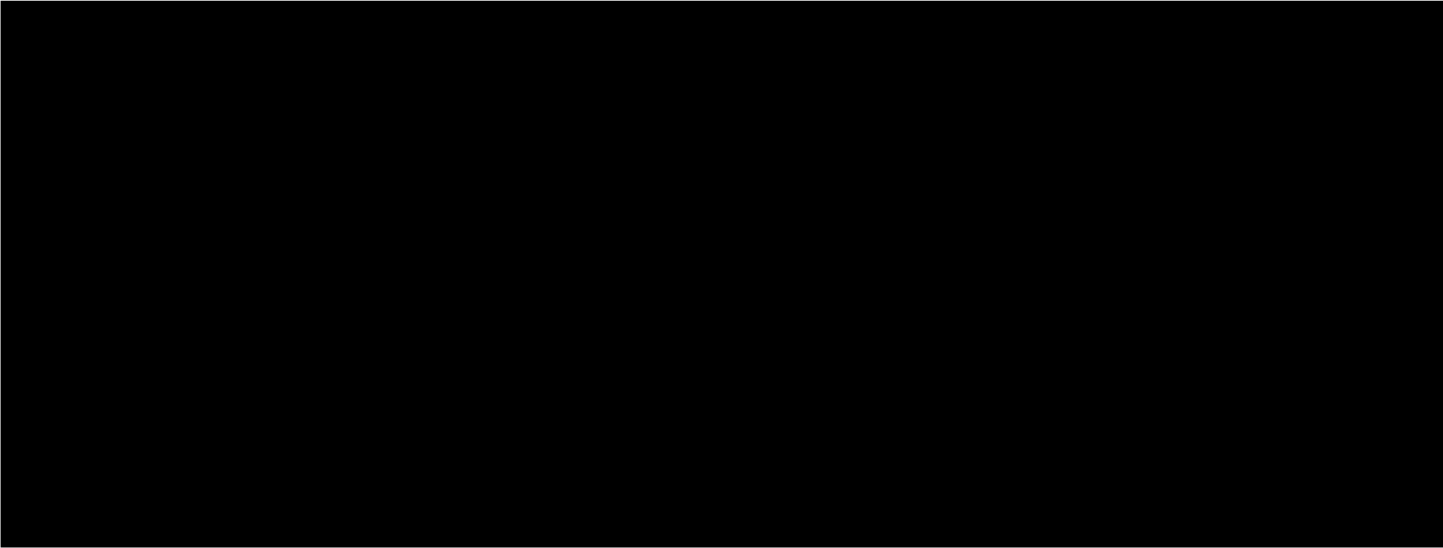




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 20 December 2019 15:48
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: AW/294/19/HH

AW/294/19/HH

The property is a detached structure built in the 1970's and does not appear to have changed considerably since it was constructed. It is a rather unassuming property that reflects local characteristics through the use of materials and scale.

The property is located immediately adjoining the Craigweil House Conservation Area and is clearly visible from within it. Development in such a location should therefore preserve or enhance the existing character or appearance of the Conservation Area or its setting.

The character of the Conservation Area as a whole is varied, with a mixture of property types and ages. However, certain characteristics can be identified. New development within and adjoining the Conservation Area has the opportunity to not only maintain any existing qualities, but also enhance them.

I note that this current application is a revision to a previously consented scheme. It appears to consist of a large single storey extension which incorporates the existing garage space, a new porch, relocated front door and ground floor window and new elevational treatment.

The extension, whilst large, will mostly be hidden behind the existing garage space and will not be overly visible to the conservation area. It is also of a basic appearance which matches that of the host dwelling.

Relocating the window and door will simplify the front elevation of the property, and not cause harm. Likewise, the proposed porch will have a neutral impact, subject to the careful use of materials (to match existing).

I do have some concerns regarding the proposed elevation treatment, in that it is not necessarily based on the identified characteristics of the conservation area. It is more modern in appearance, and somewhat out of character. It may be that such a design will have a neutral impact, but this is subject to the careful consideration of the materials and the colours used. I note that timber is proposed for the cladding, which would help to soften the appearance.

On balance, it is considered that the proposal will have a neutral impact upon the setting of the conservation area. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments

You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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