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To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: AW/296/19/PL

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The application relates to a balcony to the first floor over an existing flat roof and includes a timber screen.

The property is located within the Craigweil House Conservation area, and any proposals should ensure that they do not harm the established character of the area. The location of the balcony and screen is such that it will not be largely visible from the road to the front of the site. The treatment of the timber screen should be considered, and it is suggested that a suitable condition be placed with regards to this.

On balance, it is considered that the concept of the proposal is acceptable and does not cause harm to the significance of the heritage asset. As a consequence, the application 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 section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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