

From: Martyn White
Sent: 30 January 2015 11:50
To: Janice Chapman
Subject: AW/312/14/HH

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

Application Number	AW/312/14/HH
Address	37 Kingsway Bognor Regis PO21 4DH
Description	Single storey side & rear extensions & carport (resubmission following AW/132/14/HH). This application affects the character and appearance of the Craigwell House Conservation Area
Case Officer	Mrs. J Chapman

The application site is located with the Craigwell House Area of Special Character (ASC) and the Craigwell House Conservation Area. The property is a two storey, detached dwelling located in an area characterised by a range of detached homes of varying styles. Properties are set back from the road and, generally from their neighbours.

The application is for a number of alterations to both sides of the property. Of particular note will be those alterations visible from the street; namely the porch (conservatory), conservatory and carport.

It is considered that the proposed new porch would appear in conflict with the character and appearance of the property which is primarily render. The porch in contrast, which is designed to look like a conservatory placed on the front elevation, introduces a significant amount of glass.

Whilst reduced in size from the previous application, the 'porch' it is still considered to be a large structure for such a use. The size, appearance and location of the porch will also have a greater impact on the street-scene. The design of the structure also gives the impression of it encroaching into the neighbouring property.

I note that, as in the previously refused proposal, the current scheme includes extending the property eastwards to the edge of the boundary/plot. This would have the impact of reducing the space between the property and its neighbour. This would be in conflict with the established character of the area as identified in the Conservation Area Statement. The description of the Conservation Area identifies that "Houses are set back from the verges throughout Kingsway with spacing between properties both at ground and first floor levels providing a sense of spaciousness."

It is considered that this would have a negative impact on the character and appearance of the area. Further, that it would not have a positive contribution to the Area of Special Character

I should also point out that the elevations (both the existing and proposed) do not reflect the property in a number of ways. It is not clear if the property owner intends to undertake further works. This needs to be amended accordingly.

Relevant policies:

Arun District Local Plan 2003:

Area 1: Areas of Special Character

Area 2: Conservation Areas

Emerging Local Plan 2014:

HER SP1: The historic environment

HER DM3: Conservation Areas

HER DM4: Areas of Special Character

Relevant SPD's:

Conservation Areas Supplementary Planning Guidance Note

Areas of Special Character Supplementary Planning Document

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