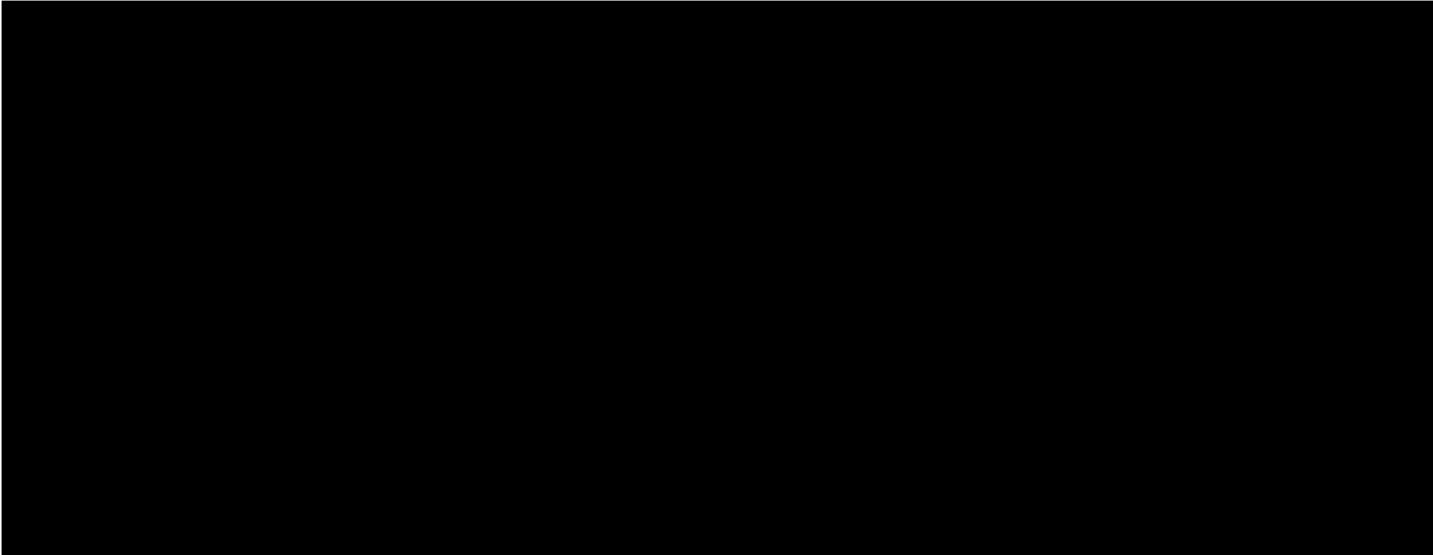




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 20 December 2019 15:56
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: AW/313/19/HH

AW/313/19/HH

The application is located within the Aldwick Bay Estate Conservation Area. The creation of the modern Bay Estate began in 1928, under Captain H.G. Allaway, MC. of Allaway and Partners, a Bloomsbury development firm. From the outset many trees were planted throughout the Estate, giving a lush green appearance to the area.

The special character of the area derives from the low-density layout, the high quality of the buildings in materials and style, and intensively landscaped gardens and verges. It is a very good example of a 1920 — 1930's planned Estate where development fulfilled original design criteria for some years before becoming more eclectic. Development also follows the original road layout.

The property itself is an attractive twentieth century building which appears to be well maintained and characteristic of the period in which it was constructed. Its location means that its rear elevation faces towards the sea. It would have helped to have some form of heritage statement so as to understand the design process undertaken by the applicant and their agent as the application affects a heritage asset. However, I provide the following comments.

The proposal is for a single storey rear extension as well as two dormers (one to the front and one to the rear of the building).

The single storey rear extension appears to be sensitively considered taking into account the age and appearance of the host dwelling. I particularly like the use of the curved walls. Likewise, the proposed balcony appears to be discrete and will have a neutral impact upon the building.

The proposed dormers are more of interest, whilst they are reflective of a considered design approach, they are problematic with respect to their size. Of the two dormers, the front one is especially of concern due to its size; it is a large structure, which dominates the elevation. It would also conflict with the horizontal emphasis provided for by way of the existing window treatment on the ground and first floors. Whilst it is acknowledged that it has been shaped so as to reduce its size, and therefore dominance on the elevation, it is felt that it is still negative.

It is suggested that, if minded to approve the application, that a condition regarding the joinery be used so as to ensure that the windows/doors are sufficient quality to reflect both the host dwelling and the quality of the new design.

It is therefore considered that the proposal will have a less than substantial harm upon the building and the conservation area harm in accordance with paragraph 196 of the NPPF. It should be noted that this level of harm is on the lower end of the spectrum.

As such, you will also need to consider the benefits that the development may achieve as part of your assessment of the application, along with the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.