

From: Martyn White
Sent: 24 February 2015 15:38
To: Planning.Responses
Cc: David Easton
Subject: AW/344/14/HH

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

Application Number	AW/344/14/HH
Address	68 The Drive Bognor Regis PO21 4DS
Description	Increase existing single storey side extension, clad external elevations with insulation & render, remove existing clay tiled roof & recover with Welsh slates, 3 No velux windows within the north facing front roof elevation, 32 No new windows, 7 No new doors, reconstruction of first floor balcony, new external steps at rear of side extension, gable roof extension to existing first floor living room & external garden swimming pool.
Case Officer	Mr. D Easton

The property is located within the Craigweil House Conservation Area and the Craigweil House, Aldwick Area of Special Character. In addition it is situated next to a Building or Structure of Character. As such the proposal has the potential to affect a number of Heritage Assets.

The NPPF defines Heritage Assets as:

"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)"

The proposal has the potential to lead to substantial alterations to the property. As the property backs on to the beach, it has to be remembered that it can be viewed from two 'public domains'.

The property is currently constructed in brick and clay roof tiles, in an area where such materials are prevalent. The proposal seeks to introduce alternative materials namely slate roofing. It is considered that this is problematic as such materials do not respect the established characteristics of the locality.

It is considered that the use of render is acceptable and will have a neutral impact upon the Conservation Area. This accords with a number of other properties in the locality, especially the older properties within the conservation area.

Further, the proposal introduces a revised living room 'bay' window with a revised roof. This increases the prominence of the structure on the rear elevation, which is unfortunate.

The removal of the rear steps and the replacement of the balcony with a larger one constructed with a steel handrail and glass supports, further increases its presence on the rear elevation.

If minded to approve, you may wish to condition the following:

- Conservation Area roof-lights
- Details of the colour of the render
- Details of the replacement balcony

Relevant policies:

Arun District Local Plan 2003:

Area 1: Areas of Special Character

Area 2: Conservation Areas

GEN 22: Buildings or Structures of Character

Emerging Local Plan 2014:

HER SP1: The historic environment

(HER DM2): Locally Listed Buildings or Structures of Character

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

Buildings or Structures of Character Supplementary Planning Document

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