

**ADC Planning Consultation
Conservation/Design Officer Response**

Application Number	AW/82/18/HH
Address	232 Manor Way Aldwick PO21 4HT
Description	Proposed cladding to upper side & rear elevations. This application affects the character and appearance of Aldwick Bay Conservation Area
Case Officer	Andrew Wood
Date	11 th April 2018

The proposal site is within Aldwick Bay Conservation Area

The proposal is to clad the building with a plastic cladding, namely 'Durasid'. It is noted that the applicant made a retrospective application to regularize similar cladding to the front of the property under AW/321/14/HH (Approved). The walls are currently roughcast painted render. The adjacent properties are roughcast render and brick & tile to elevation, under tile roof.

The Conservation Area is characterised by several architectural elements, including the style and spacing of properties, open space and material palette. It is considered that the proposed plastic cladding would represent an alien presence in terms of plasticised finish, and either smooth or wood-grain effect (not seen in traditionally finished timber boards).

It is therefore considered that the proposed would be detrimental to the character of the Conservation Area, and recommend that this application be refused on these and the following grounds:

Arun DC Policy GEN7 refers to principles of development *that (iii)... responds to identified characteristics .. and respects and enhances local distinctiveness...*

- It is considered that the proposal fails to respect or enhance local distinctiveness

Arun DC Policy AREA2 Conservation Areas *...Planning permission will be granted for development which preserves or enhances the character or appearance of the Conservation Area or its Setting.*

- It is considered that the proposal fails to enhance the character of the Conservation Area or its setting, and is detrimental to same.

Arun Local Plan 2011-2031 Policy HER SP1 the Historic Environment *... the council will grant planning permission for development proposals that conserve or enhance the historic environment of the District. Sections a)Conservation Areas*

- It is considered that the proposal fails to conserve or enhance the historic environment

Arun Local Plan 2011-2031 Policy HER DM116.4.6 Conservation Areas.....*new development must be of a high standard, reflecting form, materials and character in the locality...*

- It is considered that the proposal does not adequately respond to local material or character

Clare Dales
Principal Conservation Officer
Arun District Council