

Annaliesa and Ben Whitworth
54 Kingsway
Aldwick
PO21 4DN
Planning Application AW/85/18/HH
28 June 2018

Overview

We are fully aware of the need to sympathetically enhance and modernise our property in a manner that takes in to account the local guidelines, character and nature of the Craigweil Private Estate and the bordering Conservation Area.

As it stands the property is a 1970s imitation of a traditional Sussex house with bricks of no particular quality, painted concrete faux Sussex wall tiles, and with no strong stylist link to nearby Conservation Area and the 1930s Auty and Du Cros architecture it encompasses. The dwelling has not undergone any major changes since it was first built.

We want to develop what is an unassuming house of no particular style or quality in a manner that embraces the ethos of the Craigweil Private Estate and nearby Conservation Area.

We will sympathetically transform a dwelling from sub-Auty and -Du Cros standards to one that, where possible, mixes modern and historical local materials to create an individual family home that enhances the park-like feel of the area, and makes a positive contribution to the street scene and enhance the adjoining Conservation Area.

We have invested a great deal of time and money enhancing our property over the last 13 years, establishing a mature bird-friendly garden by planting many plants and trees where previously there was simply grass and concrete.

As a family of four, we have never used our garage to park our two cars as we have ample space at the front of our property to keep our vehicles parked off the road, as per the Estate conditions.

As long-term residents of the Estate, and a current director on the Estate management board we have a vested interest in creating not only a happy family home but also a friendly community in which to live.

We believe the proposed extension is the next step in creating the family home we desire in a manner that also enhances both the visual quality of our home and the local street scene.

We believe these revisions effectively address the concerns raised by both Arun District Council and a small number of Estate residents.

We therefore anticipate that they meet with Arun District Council's approval, and that in turn, it recommends that our application is approved in full.

Planning Revision

We have very carefully considered the comments and feedback from the correspondence regarding our planning application AW/85/18/HH

There are four key areas that raise cause for concern around our application:

1. the asymmetric chalet-style roofline
2. the proximity of the proposed extension to the neighbouring dwelling at 52 Kingsway
3. the visual characteristics of the north-facing (front) elevation
4. the choice of materials

1. The asymmetric roofline

Rather than opt for a single asymmetric roofline with the right-hand gable extending over the extension to create a chalet-style profile, we will leave the existing gables intact, and use a hipped roof to join the extension to the main dwelling.

This ensures the profile of our house will embody the features of some surrounding properties.

We believe this roofline will have a positive effect on Kingsway's street scene, given our dwelling's proximity to the boundary of the Conservation Area.

2. The proximity of the proposed extension to the neighbouring dwelling at 52 Kingsway

We have revised our plans to move the west-facing wall of the proposed extension by more than 100cm from the current boundary line between our dwelling and the neighbouring dwelling at 52 Kingsway.

This creates twice the space between properties than currently exists, significantly reducing the original build footprint, and ensuring more light to the neighbour's east-facing ground floor window.

We also plan to render the west-facing wall of the proposed extension and have it finished in either white or off-white to further reflect light into the neighbour's east-facing ground floor window.

3. The visual characteristics of the north-facing (front) elevation

We have revised our plans to set back the subordinate extension from the main dwelling to ensure its visual subservience.

We will position the proposed extension 50mm back from the build line of the main dwelling to help create this visual subordination. This is now more than 1000mm back from the existing garage build-line.

We also propose to come in a similar distance on the rear elevation of the proposed extension, for similar reasons.

We believe that our alternative choice of materials for the north-facing elevation will also significantly enhance this visual subordination (see Point 4 below).

4. The choice of materials

We are proposing to remove the painted red concrete tiles and render the existing north-

facing elevation in its entirety, in either white or off-white.

The new west-facing sections of the dwelling will also be rendered in either white or off-white.

We propose using a vertical wood or superior quality wood-effect eco cladding to cover the extension's north-facing elevation. This would be a natural cedar or oak colour.

The existing red brick will stay on the east- and south-facing elevations, as well as a portion of the north facing walls (front of house).

The roof of the proposed extension will use 'same as' similar tiles to that of the main dwelling.

We believe that the combination of i) setting back the extension from the main dwelling and ii) using both a different material of a different colour will significantly enhance this proposed extension's visual subordination.

Naturally, all building and works will take place on our land where possible, care will be taken to minimise any noise or dirt pollution, and all works will proceed as neatly and quickly as possible.

Summary

We strongly feel that our proposed plans will create a dwelling that fits more elegantly in to its surroundings than as it stands now.

Although the property does not sit within the Conservation Area, when these works are completed we believe it will greatly complement both the Conservation Area and Craigweil Private Estate.

In its entirety, the extension will significantly enhance the dwelling's appearance, displaying its own individuality whilst comfortably sitting in and respecting its setting.