

Aldwick Bay Company Ltd

The Aldwick Bay Estate

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Planning Dept. Att Mrs J Chapman
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
13-05-2015

Dear Mrs Chapman

87 The Fairway, Aldwick Bay Estate.

Ref AW/86/15/HH

“Single storey rear extension, reduce length of eastern garage with provision of new front skirt tiled roof to eastern garage, extend existing western lean-to roof & replace existing front black timbers”

This application lies with in the Aldwick Bay Conservation Area and the house was designed by the noted architect Sidney Carter. It is with this in mind, the Board comment as follows:

1. We have no objection to the size of the rear extension, provided the materials used and the detailing carefully match those of the original house. Although splitting the rear sliding folding doors into 2 or 3 openings rather than one very large, would be more appropriate as would increasing the height of the skirt roof.
2. Reducing the length of the eastern garage will be an improvement.
3. Addition of front skirt tiled roof will be an improvement, although the house is detached and viewed equally from the sides thus a fully tiled skirt or complete tiled roof would be a more holistic/appropriate approach.
4. Extending the western lean-to roof is an improvement.
5. Replacing existing stained black timbers with unstained/untreated English oak will be an improvement.
6. The planning application description makes no mention of replacing the timber windows with Aluminium. In this respect we note the Arun Local Plan 2011-2031 clause 16.4.10

16.4.10 The use of non-traditional materials in traditional buildings, in particular PVCu, stained hardwood and aluminium windows and doors, concrete interlocking tiles etc., can erode the appearance of Conservation Areas. The Council will resist the use of non-traditional materials in Conservation Areas.

The timber windows in this house are original and form a very important aspect of this building and we would strongly recommend that if they need replacing rather than refurbishing they are replaced in the same material, painted timber. In this respect it should be noted that best quality timber windows that have been painted in factory conditions come with 30+ year guarantees and should not need repainting for 10 years.

We trust that you will give careful consideration to all of the matters raised.

Yours sincerely

Mr Bennie Pieters
(Director of Planning)

Cc Aldwick Parish Council

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