

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

Application Number	FP/25/17/HH
Address	1 Old Rectory Gardens, Felpham
Description	Front addition to a building within a designated area
Case Officer	Richard Temple

Relevant Policies: Area 2 and HER DM3.

The dwelling is prominently located at the junction of Old Rectory Lane and Limmer Lane, in the Felpham conservation area and it has a strong presence in the streetscene.

From the conservation perspective, it is rarely considered appropriate to significantly alter the principal elevation of a building within a designated area. Distinctive architectural qualities are likely to be obscured and the building's special contribution to local character diminished. However in this case, the host dwelling is a modern building of little intrinsic interest and a modestly scaled, front addition of *complementary design* could sit comfortably on the site and avoid harm to the special qualities of the conservation area.

While there is no objection in principle to the proposed addition, the design requires minor amendment to avoid diminishing the aesthetic quality of the host building. The proposed hipped roof treatment relates poorly to the simple geometry of the existing gabled roof and requires reconsideration, while the new side wall should be set in slightly from the existing northern building line, so that the addition remains clearly subordinate to the host dwelling.

The importance of sustaining and enhancing the significance of designated heritage assets is emphasised throughout Section 12 of the NPPF. Paragraph 132 requires great weight to be given to their conservation and notes that significance can be harmed by unsympathetic alterations and additions. Subject to the design amendments described above, the proposal is potentially acceptable in terms of Policies Area 2 and HER DM3.

Angela Haywood
Conservation/Design Officer