

From: Martyn White
Sent: 04 November 2015 09:43
To: Planning.Responses
Cc: David Easton
Subject: K/29/15/HH

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

Application Number	K/29/15/HH
Address	The Tower Seaview Avenue Kingston BN16 1RZ
Description	Two storey extension to East, first floor extension to West & new pitched roof on existing garage (resubmission following K/20/15/HH).
Case Officer	Mr. David Easton

Comment

The property has been identified by the council as a Locally Listed Building or Structure of Character. As such it is a heritage asset. A heritage asset is defined 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 property is an attractive structure and every attempt must be made to ensure that its significance is not harmed by any proposals. It is noted that this is a revised proposal following a withdrawal.

It is considered that the concept of an extension is more favorable now that it has been reduced in size, and separated from the garage. This enables the tower to retain a dominant position.

The revised garage is now considered to be much more acceptable.

However, there is still some concern with regards to the roof structure and the impact that the dormers/windows will have upon the property. Essentially, if not careful, they have the power to become quite a dominant feature (especially the southern elevation). In addition, the use of the clay tile as part of the wall gives the impression that the roof extends down much further than it actually does. There is no easy solution to this issue, but may require some thought.

The fenestration should be designed so that it complements the property.

Details of materials, finishes and fenestration should be provided by way of condition.

Relevant policies:

Arun District Local Plan 2003:
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

Relevant SPD's:

Buildings or Structures of Character Supplementary Planning Document

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