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From: David Seaman [REDACTED]

Sent: 05 July 2017 15:45

To: Simon Davis

[REDACTED]
Subject: FW: TSP482 28A Kingsway, Craigwell - ADC

Dear Mr Davis,

Re application ref; - AW/155/17/PL

I write to inform you that we, and our clients, are extremely disappointed with the comments made by the Parish Council in respect of the above planning application.

Having viewed the comments of the Parish Council it is apparent that a "default" objection has been made to the proposed development, on the basis of it not being in compliance with Local Plan policy GEN 7.

The application was submitted with an in depth analysis of the proposal which explained: (i) how the scheme had evolved from earlier proposals which had been the subject of past applications and appeal decisions; (ii) how the dwelling had been sited within its plot in order to maintain a good separation distances between it, and housing either side; (iii) how the proposals had been informed by an arboricultural assessment to ensure the retention of much of the existing vegetation on the sites road frontage, and; (iv) how it had been designed to respond to the appearance and character of the local architectural vernacular. Additionally, we and our clients very carefully considered, the scale of the dwelling in relation to existing housing to the east and west.

We, and our clients, simply do not understand how the Parish Council can 'object' to the application without referring, in detail, and without any sort of explanation, as to how a particular aspect of our proposals is conflict with the various parts of policy GEN 7.

The Parish Council conclude by stating that the proposals would also conflict with "Policy Area 2" in that "the development will not enhance the conservation area". The Parish Council has quite clearly misquoted this policy which states that: -

"Planning permission will be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting.

Reason

To preserve or enhance Conservation Areas."

The 'tests' set by this policy are that new development should either preserve or enhance the character and appearance of the conservation area. We argue that, at the very least, the application proposals would preserve the character and appearance of the conservation area.

We would be most grateful if you could take these further comments in to account when determining this application.

Regards

David Seaman
The Seaman Partnership Ltd
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Chichester
West Sussex, PO20 7BX
[REDACTED]

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