

Mr & Mrs G Boulton
27 Kingsway
Craigweil
Bognor Regis
West Sussex
PO21 4DH

Your Ref: OWPC14522
Our Ref: AW/155/17/PL 16-05-2017
Please ask for:
Mr S Davis

10th July 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Erection of 1No. detached dwelling. This application affects the character and appearance of Craigweil House Aldwick Conservation area
Land to the side of Brus Lodge 28 Kingsway Aldwick

Thank you for your internet representation made on 9th July 2017 which has been recorded as '**an objection**' with the comments as follows:

Reference Planning application AW/155/17/PL

I object to this application on the following grounds

- 1. From the inspection of the plans I note that the proposed property although only shows a two story building I question why what appears to be six windows set in the roof are for and as in a previous planning application there was a proposal for a three story building. Are we going to get a further request after building work has started to add a further floor?*
- 2. The proposed property appears from the drawings to be forward of the general building line of other properties in this section of the road and also extends further back.*
- 3. Looking at the drawings it shows the trees to the north side of the proposed property almost touching the house, how are they going to deal with further growth of these trees? In my opinion some major tree surgery is going to be needed to make a practical entrance to the property and to keep the trees off the new house.*
- 4. I object to the loss of trees/hedging and shrubs from the front of the proposed property and the loss of the general wooded area thus affecting the ambiance of the area and certainly would not enhance the Conservation Area.*
- 5. There appears to be no mention of arrangements for the contractors vehicles and delivery vehicles during construction and what action they will be taking to keep Kingsway clear of mud etc and with the large number of vehicle movements needed to undertake this project this needs to be sorted prior to the start of the project. In recent times the estate has suffered with major problems where Trades people vehicles have been parked in the road all day causing significant inconvenience. It should also be borne in mind that access to this property is on a bend in the road where there are already issues.*
- 6. This proposed property in my opinion is an over development of the plot and will have a major impact on the privacy of the owners of The White House and also add to the congestion already experienced on this corner of the Kingsway. We as residents know full well the problems of a few parked cars/vans in the road.*

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the

application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning