

J M Houlton  
39 Kingsway  
Bognor Regis  
PO21 4DH

**Your Ref:** OWPC14549  
**Our Ref:** AW/155/17/PL 16-05-2017  
**Please ask for:**  
Mr S Davis

12th July 2017

Dear Sir/Madam

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

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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

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Thank you for your internet representation made on 11th July 2017 which has been recorded as '**an objection**' with the comments as follows:

*The proposed development will not preserve or enhance the Conservation Area.*

*The application is similar to two previous applications which were refused by the LPA and on appeal.*

*The proposed dwelling is disproportionately large in relation to the area of the site when compared with the neighbouring properties No. 24 and No. 28.*

*The proposed development is too massive and too close to No. 24 and would have a severely detrimental impact on the street scene.*

*The development will have an adverse visual impact by the removal of an attractive wooded area that currently provides separation between the very large and dominant property No. 28 and the smaller property No. 24.*

*The development would remove the majority of the complete copse of trees and shrubs in the front garden of 28 Kingsway. The copse is a major visual and environmental asset to the estate bearing in mind that the conservation area statement makes several references to the 'arcadian' nature of the estate.*

*This copse makes a significant contribution to the sylvan nature of the estate. Travelling from west to east along Kingsway the shrubberies on either side create a natural impression and reduce the impact of the buildings on either side. This impression is continued by the copse at number 28 which is clearly visible and a significant feature when travelling along Kingsway particularly as there are less trees and shrubs in evidence in the middle section of Kingsway before the greater density of trees arises at Queensway and beyond. The copse at 28 is an essential element in the soft landscaping of the estate.*

*The remaining trees shown on the plan are likely to be adversely affected by the works to create a new driveway.*

*The plan shows gates opening outwards onto the verge which is the only safe passageway for pedestrians as a result of the absence of separate footways.*

*For the above reasons I wish to object to this application.*

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 to 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