

Mr & Mrs J Coleman
Shelley Cottage, 33 Kingsway
Bognor Regis
PO21 4DH

Your Ref: OWPC14543
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

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 11th July 2017 which has been recorded as '**an objection**' with the comments as follows:

The Craigweil Estate has been defined as a conservation area. This is specified as follows:- "An area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance (Section 69 of the 1990 Planning (Listed Buildings and Conservation Areas) Act)".

We are strongly objecting to this proposal under the above criteria and make the following observations to support it.

The proposed development is on a blind point at the bend of the road, vehicles travelling from either direction along Kingsway cannot see beyond this point in the road. Having an additional entrance onto Kingsway serving a potential 6/7 bed roomed house will no doubt exacerbate this problem.

The parking area shown on the proposed plans is totally inadequate for the size of the proposed property with potentially 6/7 cars (or more) requiring off street parking. Access to the property is via a one car width driveway at present - on the proposed drawing it is now some 3.5m wide with opening outward gates. All other properties have inward opening gates and no other properties have been allowed to change the width of the existing access therefore turning circles or manoeuvrability within the property boundaries are not sufficient given the above requirement.

The erection of this proposed property at this location will have an adverse visual impact by destroying the tree line on the bend which is seen from either direction on Kingsway.

The proposed property will be squeezed in between two large properties of character thus destroying the open and green section between them. This will remove the planned spacious layout of the estate and the point of it being a conservation area.

The erection of a three storey property will be totally out of character with the remainder of the estate which comprises of properties of one or two storeys.

A great deal of time and effort was spent in getting the estate classified as a conservation area. This was done to ensure that the estate retains its originality and character.

Allowing this application will completely go against all aspects of the conservation criteria. The proposed property development does not in anyway benefit the estate and will cause long term degradation to the conservation of this area which we will all have to live with, and will open up the opportunity of any other development which will destroy this wonderful estate.

We therefore feel that this application should be rejected as it does nothing to enhance or preserve the character of the estate.

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