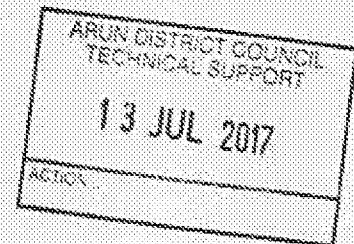


# CRAIGWEIL PRIVATE ESTATE LIMITED

Registered Office:  
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West Sussex PO20 7EQ

13/07/17

Planning Department – Arun District Council  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
BN17 5LF.



Dear Sir

## Objection to Planning AW/155/17/PL 28 Kingsway

- 1 There is no such address as 28A as separate habitable dwelling. The implication of accepting that 28 is already divided is unacceptable and the application should be turned down on that basis alone.
- 2 The front of the house is too near the road. What might be an acceptable building line for the cottage style houses/bungalow on each side of 28 does not mean that a tall flat-fronted house can be sited so close to the road. The front of the planned dwelling, being so far forward than the main structure of 28, would substantially affect the "street scene" viewed from the east.
- 3 The area shown as parking for four cars is much too small. There is need for turning when all cars are parked and to have potentially many more than four vehicles belonging to the house means that some will inevitably be left on the road, which has no pathway, and therefore creates a danger.
- 4 The pitch of the roof appears to be more imposing than 28, in addition to being too near the road, perhaps to accommodate the attic room. A lower pitch roof would prevent the attic being turned into further habitable area (with sea views) and would safeguard the privacy of adjoining sites.
- 5 The effect on the privacy and enjoyment of the garden of 24 would be disastrous, due to virtually the whole of the two storey west side of the building (from the rear of the garage to the south-west corner) being to the rear of the main part of the house of 24. The windows of the kitchen and dining/sun room look directly onto the neighbours' garden. If the building were to be moved to the rear of the site in order to leave more space for parking in the front, this would make this point worse.
- 6 In order to relieve space for cars to park/turn within the site it is planned to leave gates open over the verge owned by Craigweil Private Estate Ltd. This is unacceptable to the company although there is no requirement that gates be installed.
- 7 The plans show that a footpath is intended across the verge in addition to the (possibly widened) car access. Should the necessary planning application be made for this then, in view of the general rejection of the planned building, this would be resisted by the company.

The above points (2-7) can be summed up by the fact that the planned building is too large for the site and to blend in with existing buildings.

The effect of any development of the site would be to destroy some much loved trees and any application must show how the effect is to be mitigated or overcome.

Our final point is that it is expected that planning will at some stage be granted for the land between 31 and 35 The Drive, currently part of the existing 28 Kingsway site. If planning as applied for were approved for the land between 24 and 28 Kingsway, it would leave a very large-fronted house on Kingsway with very little garden i.e. change the whole density of that site. The remaining site would lose its attractiveness as a normal dwelling and, once the existing occupants vacate their home, would become only suitable for non-domestic purposes, such as a care/nursing home, which would be entirely out of keeping with the estate.

Any application for development of the land should therefore take this into account so that a suitable balance of building to size of site can be achieved blending with the existing style of buildings in the immediate area.

Yours faithfully



Craigwell Private Estate Ltd