

From: Amanda Scholes on behalf of Planning.Responses
Sent: 01 August 2017 12:27
To: Planning Scanning
Subject: FW: Planning Application AW/155/17/PL - erection of 1 no. detached dwelling on land to the west side of Brus Lodge 28 Kingsway Aldwick Bognor Regis PO21 4DH

-----Original Message-----

From: Simon Davis
Sent: 01 August 2017 12:12
To: Planning.Responses
Subject: FW: Planning Application AW/155/17/PL - erection of 1 no. detached dwelling on land to the west side of Brus Lodge 28 Kingsway Aldwick Bognor Regis PO21 4DH

Objection

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk Visit Arun's web site at www.arun.gov.uk P Save the environment - think before you print.

-----Original Message-----

From: Nick Cotton [REDACTED]
Sent: 01 August 2017 11:45
To: Simon Davis
Cc: Martyn White
Subject: Planning Application AW/155/17/PL - erection of 1 no. detached dwelling on land to the west side of Brus Lodge 28 Kingsway Aldwick Bognor Regis PO21 4DH

Dear Mr Davis

I previously made an objection to the proposed development in Kingsway which would have a detrimental effect on the character and appearance of the Craigweil House Aldwick Conservation Area. I maintain the objection and wish to add some more comments for your consideration.

The Planning Inspector who dismissed the last Planning Appeal on the same site in her Decision Letter dated 10 November 2016 said in paragraph 18 "Thus I find insufficient grounds to conclude that the erection of any dwelling on the plot would be unacceptable in principle." This implies that a well-designed building sited appropriately in the plot could get permission.

I think the Inspector should have qualified her opinion because the proposed site is in a very prominent location, at the bend in the road, Kingsway, and is directly in the line of sight of the driver of each and every vehicle driving along Kingsway towards Barrack Lane. For several minutes, each driver can see the proposed site before reaching the bend in the road. At present, the proposed site is occupied mainly by trees and shrubs, which are an important feature of the Conservation Area.

Aerial photographs of the Craigweil House Estate taken in the 1940s/1950s/1960s show that at one time the area was heavily wooded, with just the roofs of a few houses poking up through the trees. A lot of trees were felled to

make way for residential development, so it is nice if some trees and shrubs are retained as far as reasonably possible.

If anything is built on the proposed site, I think it should be of exceptional architectural merit and an outstanding building due to the prominent location of the site.

I regret that I am not an architect so I do not know if the drawings submitted to the Council are exceptional or not. I do not have the required skillset to make an informed judgement nor express an opinion about the drawings you have seen. I just think the proposed site should be developed only if plans for a rather special building are submitted.

I hope you agree.

Yours sincerely

Nick Cotton

29 The Drive, Bognor Regis PO21 4DT