

CHECAA

Craigweil House and its Environs Conservation Area Association

'Preserving our Regal, Historic and Architectural Heritage for Future Generations'

AW-159-13 – 78 Barrack Lane – OBJECTION – 19-8-2013

Head of Planning Services
Arun District Council
Maltravers Road
Littlehampton
BN17 5LF

BY EMAIL ONLY

19 August 2013

Dear Sir

OBJECTION – AW/159/13 – erection of new garage 78 Barrack Lane within the Barrack Lane Area of Special Character

CHECAA is an Association of over 200 members each dedicated to ensuring that the legal constraints imposed by its designations are observed and that all proposed development within the Conservation Area (CA) and its environs serves to preserve or enhance the Craigweil House Conservation Area and to make a positive contribution to the Craigweil House Area of Special Character (ASC).

We have studied this application, which is within the Barrack Lane Area of Special Character and consider that the proposed development of a double garage hard up to the eastern fence, just 1m from the western Barrack Lane verge fails, on any count, to make a '*positive contribution to the special character of the area*' and is, therefore, in conflict with Policy Areal of the Local Plan.

The proposed development site is immediately opposite the Craigweil House Conservation Area which is on the eastern side of Barrack Lane and CHECAA contends that this development, if allowed, would damage the setting of the conservation area and set an undesirable precedent. The same view applies to the Craigweil House Area of Special Character.

What is so pronounced and obvious is that there is no need to develop hard up to the roadway for there is plenty of space for a garage elsewhere, given professional advice, design and layout. In reality, this is the very last place to site a garage for this house.

More than this, the site is opposite No's 67,77 and 79 Barrack Lane – all within the Craigweil House CA and ASC – which are designated under Policy GEN22 as Heritage Assets and the development will compromise their setting, in our view. These are buildings designated by Arun District Council as being (within criteria 2-5) *'extremely good examples of traditional or established style'; 'which contribute towards the local townscape or have important historic associations'; 'are building not adversely affected by later extension or alterations' and which 'make a positive contribution to their surroundings or the street scene'*. The proposed new garage would damage their setting.

The proposed development conflicts heavily with the constraints of Policy GEN7, in CHECAA's view, for many reasons as listed below, with GEN7 criteria in italics:-

1. *'Planning permission will only be granted for schemes displaying high quality design and layout'*. This application does not pass this test.
2. *'Demonstrates that it responds positively to the identified characteristics of the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness'*. Manifestly, this proposal satisfies none of these requirements.
3. *'Does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property...'*. Clearly the garage will have such an adverse effect.
4. *'Takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property.'* The application takes no account of this.
5. *'Retains significant open areas which, in their own right, make a material contribution to the local environment'*. The wide, open frontages in this part of Barrack Lane are an important part of its established character and must not be lost to shoddy, ill conceived development as is this garage project.
6. *'Allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians'*. There is no footpath on this side of Barrack Lane and the garage will block all vision to the north when exiting this site, creating a potentially highly dangerous situation. Exiting from Fernhurst Gardens right now is a most dangerous operation for cars coming from No.78 and others cannot be seen. This proposal would exacerbate the traffic situation at this point.
7. *'New development must make a positive contribution to the quality of the environment'* and, positively, this proposal will not do so.

At Section 7 on the planning application form it is accepted that there are trees which are within falling distance of the proposed development. **Yet, there is no Tree Survey as required by BS5837:2012. We ask that one be submitted and that the District Arboriculturalist be asked to inspect the site, giving particular attention to the trees, hard up to the boundary where the garage is to be located, in 76 Barrack Lane.**

It is claimed that some of these are subject to the protection of a Tree Preservation Order by Arun District Council and that would, basically, be TPO/BR/2/1958 but there may be another resulting from the 'recent' Aldwick tree review but to which we have no access.

If this is the case then the development would conflict with Policy GEN28 which says *'Development will not be permitted if it would damage or destroy one or more trees protected by a tree preservation order'*.

If the trees are NOT subject to such protection then, in any event, they are not in the ownership of the applicant and the owner at No. 76 wishes to retain them. All the tree feeder roots are in the top 600mm (2 feet) of the soil and will spread across No.78's front garden and the verge. The dig footings along that boundary would destroy 180 degrees of the roots which secure water, air and nutrition to feed the tree. Damaging those would either kill or most seriously damage the trees and must not be allowed to happen. The strict conditions of BS5837:2012 must be applied, in CHECAA's view. TPO'd or not, the trees in No. 76 Barrack Lane are of very significant public amenity value and must be retained, unharmed.

We respectfully ask that this planning application be Refused.

Yours faithfully

Richard D. Ostler
Chairman

Established 20 January 2001

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