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Craigweil, Bognor Regis
West Sussex, PO21 4DN

Thursday, 22 August 2013

Head of Planning Services
Arun District Council
Arun Civic Centre
Maltravers Road, LITTLEHAMPTON
West Sussex
PO17 5LF

BY EMAIL-No Hard copy sent.

Dear Sirs

Ref: **OBJECTION:** Planning Application AW/159/13 – 78 Barrack Lane - Craigweil.
Construction of a new garage within the Barrack Lane Area of Special Character.

1. I have studied the above Application, especially in relation to the Craigweil House Conservation Area (CHCA), the property itself sited within the Barrack Lane Area of Special Character (BLASC) as laid out in the Arun District Plan (DLP) documents.
2. These designations have been created to protect, preserve and enhance where applicable, the character of those areas, the street scene and the setting of any proposal within those areas covered by these designations.
3. After studying these plans, I have to conclude that the placing of a very large garage block, sited as it is hard up against the perimeter of the Barrack lane verge/fence line and the neighbouring boundary at No. 74/76, is nothing but outrageously contradicting the policy statements for the designations listed above.
4. Quoting from Policy GEN 7 of the DLP '**New development must make a positive contribution to the quality of the environment**'. This Application makes no such contribution, its bulk and size and placement show it to be intrusive, overbearing and an ugly addition to the surroundings.
5. And again, the DLP requires plans to '**Take account of any unacceptable adverse impacts that may arise from adjoining land uses or property**'. Bringing the natural building line forward to Barrack Lane verge entirely conflicts with the immediate and distant surroundings, creating poor sightlines for the occupants and neighbours exiting onto Barrack Lane. The proposed building also impacts unacceptably upon neighbours aspects and surroundings in that part of the CHCA, creating a blockhouse into the immediate surroundings, completely out of character with the existing street scene.
6. The DLP then says plans must '**Retain significant open areas which in their own right, make a material contribution to the local environment**'. Placement of the blockhouse garage will destroy the open nature and appearance of the surrounding properties of Barrack Lane and have a very negative 'contribution' to the street scene/environment.
7. A further section of the DLP then addresses pedestrian and vehicular safety, saying plans must '**Allow for the safe movement of pedestrians and vehicles, giving priority to pedestrians**'. Barrack Lane west has no footpath and there is a very dangerous junction a few metres from the site at Fernhurst Gardens (FG). Exiting from the plan address will be much more difficult under the plan, making the FG junction even more dangerous.

8. I now turn to damage to trees in the vicinity of the Application. I see no tree survey of the site, especially in the north east area, where mature trees in the neighbouring property (74/76 Barrack Lane). The Root Protection Area (RPA) required for the trees in those/those property according to **BS5837:2012** will be entirely compromised if this garage is built in the proposed position. In my opinion, these trees should actually have a TPO placed upon them and **I ask that that be arranged ASAP.**
9. In this development, this is another example of a new resident, immediately seeking major changes to his purchase, with absolutely no respect for the existing surroundings nor the co-operation of neighbours. Clearly from the representations to the District Planning Office, those in that immediate vicinity are set against the proposals for all the reasons stated above and more. Unusually, I note the Parish Council has also registered an Objection, again on the above grounds mostly.
10. I am unsure whether this Application has been forwarded to the Conservation Area Officer and to the Arun DC Conservation Area Architectural Advisory Committee. If not, then I respectfully suggest that **this must be done** in order that the effect of the plans upon those properties opposite and in the general vicinity of the CHCA be taken into full account.
11. Finally then, with this Application making no positive contribution to the special character of the BLASC and to its adverse effect upon the CHCA, **please refuse it.**

Yours sincerely,

Ian Jefferies