

Saffron Lodge, 46 Kingsway
Craigweil on Sea, Bognor Regis
West Sussex, PO21 4DN

MyRef: 24 Kingsway—AW/184/14/HH-1

28th August 2014

The Head of Planning Services
Arun District Council
Arun Civic Centre, Maltravers Road
Littlehampton, West Sussex
BN17 5LF

Dear Sirs

Ref: **Planning Applications: AW/184/14/HH-- OBJECTION**
The White House, 24 Kingsway, Craigweil.

1. I have had the opportunity to inspect the Application plans for the above and consider the development an inappropriate intrusion into the Conservation Area.
2. The land is within **The Craigweil House Conservation Area (CHCA)** and is **An Area of Special Character (ASC)** as designated by Arun District Council in the District Local Plan. This fenceline is a prominent feature within the CA, seen by all who pass and by residents several times daily. It is an 'in your face' feature.
3. From Arun DC Conservation records, it must also be noted that this proposed 'development' site is placed **between** two of the buildings listed as the '**LOCAL LIST Buildings**' (**I believe this list is now known as a 'Heritage Asset'**). That shows the importance/significance of this proposal and the level of attention that must be paid to it. Those two buildings, Brus Lodge to the east and The White House to the west play a dominant part in the appearance and character of the Conservation Area and show the context within which this plan must be seen.
4. That District Plan designation and the provisions of the Planning (Listed and Conservation Areas) Act 1990, contain criteria that require additions or alterations **to preserve or enhance** the Character of the Area. These proposals patently fail to make any such contribution.
5. Residents enjoy the spacious nature of the area, both the open roadways and accompanying verges, where generally, vehicles are housed within the curtilages of property. Similarly, sections of the area, on Kingsway and The Drive have houses with their own open, spacial character. Not only residents, during the year, but visiting pedestrians use Craigweil's roads to have a quiet, safe & leisurely walk through the Estate, taking in its uniqueness and tranquillity with tree lined, wide verges
6. I write here to OBJECT to the Retrospective Application on **both technical grounds and those of principle.**
7. **My technical concern** is the landscape of the project. Situated where it is, the green foliage at this particular part of Craigweil broke the built skyline extremely effectively, approaching the bend in the road from both directions. **The removal of most of it has already destroyed that position**, certainly making no contribution to enhancement or preservation. **Planning requirements must address this position.** It is currently an eyesore.
8. I also note that the Arun District Conservation Area Advisory Sub Committee, in their remarks for this site said the Application has 'materials unsuitable for location' and suggests a scheme matching that which exists to the west of the entrance gate, in 'brickwork or hedging **to restore** "greening" in accordance with conservation statement'. If that Committee, consisting as it does of experienced and professional conservation Architects, surveyors and other experts, **has no recognition by Officers or Members**, then as I have asked before, **why do we have them?**

9. I believe there existed previously a low chestnut type fencing overgrown with shrubbery to a height of some 7-8 feet when it was maintained properly. A truly 'softened' effect frontage to blend in with general surroundings.
10. This is the fourth appearance of stark new fencing within the CHCA and I fail to understand why the Authority failed to 'control' the previous three. The insertion of stark 2M fencing without prior planning permission, relying on the Authority not to refuse retrospective permission cannot be acceptable where locally, we have struggled to maintain the standards and Policies of Arun DC relating to Conservation Area matters. The other sites have failed largely where required 'planting to disguise' has utterly failed in most cases due to the obstructive, recalcitrant and non-cooperation of residents.
11. This Retrospective Application contains absolutely no suggestion of 'softening' the hard outline of the erected fences, showing the Applicant has no regard for the general appearance of what he has created.
12. Now I turn to the lack of respect by the Applicant **for the principles of Conservation** and the policies of the District Council. The Applicant has lived here for some time, well before the introduction of the ASC and the CA. Arun DC had kept residents informed of progress and requirement within these parameters. The Applicant is obviously conversant with ADC's requirements and has submitted previous applications on other matters quite correctly and in good order. Clearly the Applicant has paid no attention to the need for Planning Application for these works, hence the Retrospective Application and I consider such actions irresponsible and provocative. He might have assumed the Authority would not have any interest in the matter, and further assumed you would automatically allow the development without question. I do hope that is not the case and you will indeed give full and proper attention to the detail of what should apply here.
13. The Applicant eludes 'matching' adjacent fencing to Brus Lodge as does a supporting letter from 'the public'. This is a 'convenience' reasoning and misses the point. CA requirements take into account the **broad view of changes in design**, not specifically neighbouring property and one aspect only.
14. At present, I note today there are two public submissions on the ADC website. One from a Mr Colley, a neighbour of the Applicant, objecting. A second letter has an addressee under a Mr. Ken Porter of Kingsway – with no identifying number or house-name, but with the same postcode as The White House. As a long standing resident, I know of no Mr Porter residing in the vicinity of The White House, so I wonder who that is. I presume, as you probably have an email address for this person, you can let them know of any resultant Decision.
15. This plan is **far too out of character** and now shows another ugly scar within the Conservation Area, in between two large, characterful properties and is completely at odds with the requirements of the District Plan covering Conservation Areas in terms of Policy Area 1 (i) & (iii) making a 'positive contribution' within the ASC and Policy Area 2 seeking to 'preserve or enhance' the CA. Part of the Article 4 Directions attached to the CHCA are also blatantly ignored by the Applicant.

Please recommend refusal for this Application for all the above reasons.

Yours faithfully

Ian Jefferies

Ccs: Mrs J Chapman, Case Officer
 Martyn White, Conservation Officer ADC.
 Mrs Gill Brown, District Councillor

