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

My Ref: AW/201/14/HH-1

15th September 2014

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

Dear Sirs
Ref: **Plan.App. AW/201/14/HH, Speedwell, 53 Kingsway, Craigweil**

1. I have had the opportunity to inspect the Application plans for the above and consider some aspects to be detrimental to the requirements of the Craigweil House Conservation Area.

2. Prior to granting the Conservation Area status here, Arun District Council recognised this part of Aldwick as an **Area of Special Character** (ASC) and under Policy Area 1(iii) from the District Local Plan, planning is required **'to make a positive contribution to the special character'** of the area concerned.

3. This house is now also within the **Craigweil House Conservation Area** (CHCA) where designation under Policy Area 2 r**equires development to 'preserve or enhance the character or appearance' of an area** and ADC's Gen 7 **requires 'new development to make a positive contribution to the quality of the environment.'**

4. ADC's Gen22 says 'Planning permission will not be granted for development resulting in the loss of existing buildings or structures of interest and importance which are attractive in their own right or which contribute to the character and appearance of an area**. Alterations, extensions or other development which would adversely affect the appearance or setting of such buildings or structures will not be permitted.**'

5. Firstly may I say that whilst I appreciate that the main stated reason for this development is to accommodate an infirmed relative of the present Applicant, the plans before us must be seen on their merits for whoever may occupy this house now **and in the future.**

6. According to the drawings, it is proposed to create five named bedrooms and two further rooms with the titles 'Annex Bedroom' and 'Bedroom/Study', making a possible 7 bedrooms in all. I consider this to be overdevelopment of a site replacing the existing 6 bedrooms sharing one bathroom on a very similar footprint. The overdevelopment description is seen in the context of cramming more into the existing footprint of the building, by extending into the loft-space and crowding the appearance of the property externally, especially from the rear. The present balanced design affords a view of the property 'sitting' well in its space whereas, the proposed alterations incorporating detailing in the roof and expansion to the east front, crowd the view, out of proportion with the original design of the 1950's/60's with its appreciation of 'spaciousness'.

7. In the same vein, proceeding to develop the roof-space into two bedrooms must be seen as detrimental to neighbouring property, where an overlooking and overbearing position may prevail. The plans use the word 'VELUX' for **all the 11 (number) windows** in the proposed top floor alterations, BUT, absolutely no detail is available as to what headroom there will be in the loft-rooms. Using the 'Measure' device on the Arun website 'suggests' the bottom of the roof-lights is approx. 1.87M above the gutter line of the property. This is a critical measurement as it will determine the 'view' of surrounding property from those 'roof-lights. The attached photographs (1&2) shows just how exposed the property's roof area is and how prominent it is to surrounding houses. There is **a chimney** remaining in the drawings, but this will in no way restrict viewing property around and below. Google Earth shows clearly how this property backs onto a group of 9 properties, forming the triangle of Kingsway/Wychwood Walk and Wychwood Close. A 180 degree view may be seen from the Application property if the 'windows/skylights are less than 1.7M above **the floorboards.** (See the Planning Portal guidelines on loft conversion/roof extensions.) If all these 'windows' are 'skylights' and not open windows, then they should be placed as high as possible, but below the ridge tiles and preferably of

obscured glass. If clear outward vision of surrounding gardens is created, this must be an overbearing and un-neighbourly effect upon residents.

8. Further on this matter, the provision of windows into the proposed roof-space includes not only those to the north, the rear of the house, but windows south, east and west in the roof-tiling. (See attached photographs 3,4, 5&6). This is a significant intrusion into the street scene of the Craigweil House Conservation Area and offends the requirements of the District Council Policy requirements alluded to above.

9. Returning to the matter of servicing the property in future. At the moment, I understand there will only be one family in the house and probably only a maximum of two cars (except when visitors may exceed that number). However, with seven bedrooms in the house in future, if the ownership changed, then that number of bedrooms could accommodate a lot more drivers in a new 'family' whether that was a single family unit or maybe a home of multiple occupation (for which I appreciate Planning Permission would be required). In this plan, there is space for one car in the garage (whilst it remains a garage) and space for a further two cars parked in the driveway. Any more vehicles (eg. especially where the garage may be turned into a bedroom) would require parking space outside the curtilage. As the Private Estate here prefer residents not to park of the roadway and the Article 4 Directions attached to the Conservation Area prohibit levelling a new hard surface within the curtilage, this would be a problem. 7 bedrooms clearly poses this problem that must be addressed now.

10. In the Summary of the Design Statement, the Applicant/Agent says 'the proposal will present little significant detrimental impact to the area….' Thereby admitting there will be such detriment, against the ADC Policy requirements of negativity in Conservation Areas. I say there is significant impact affecting the CA as seen in the photographs.

11. Local residents must be assured that the roof-light detailing does not give a free view into their gardens from the application property.

12. Consideration must be given here to **setting a precedent** regarding loft conversion in the Conservation Area Setting. The intrusion into the accepted Character and Appearance of the CHCA by destroying the long established roof lines cannot be seen as **'a positive contribution'** to the area, neither would it '**preserve or enhance'** that designation.

13. These proposals do not meet all these ADC criteria in my opinion. I note as of today, we do not have a report from CAAC or Mr Martyn White, our Conservation Officer. I request these are produced. I appreciate he sits to inform the CAAC, but I consider he should also record his own views to the Case Officer.

Please recommend refusal of this Application for the reasons above, neglecting to meet the criteria of the District Local Plan.

Yours faithfully

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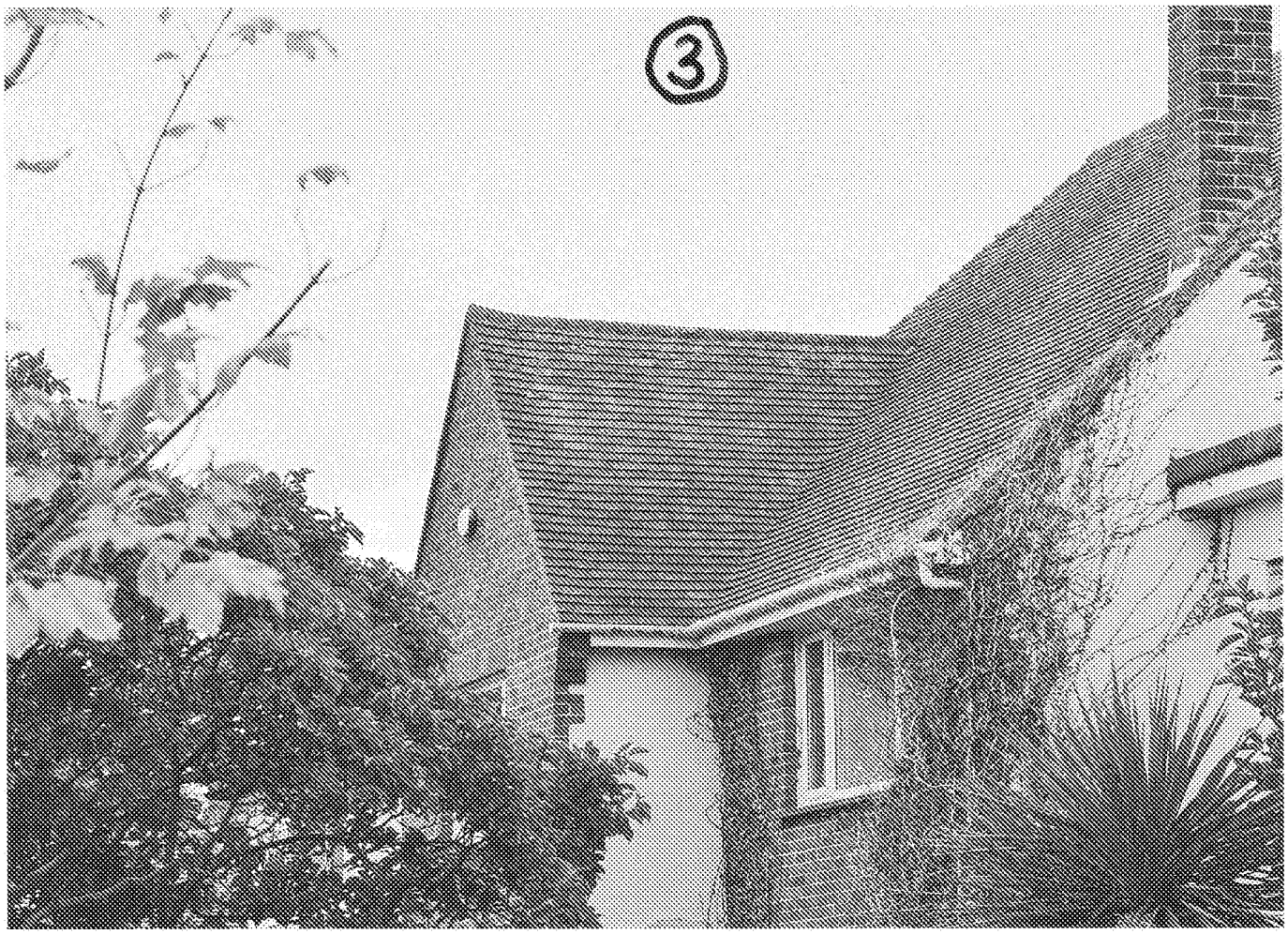
Ian Jefferies

6 Photographs Attached.

cc's. Councillor Mrs G.Brown
Martyn White –Conservation Officer ADC

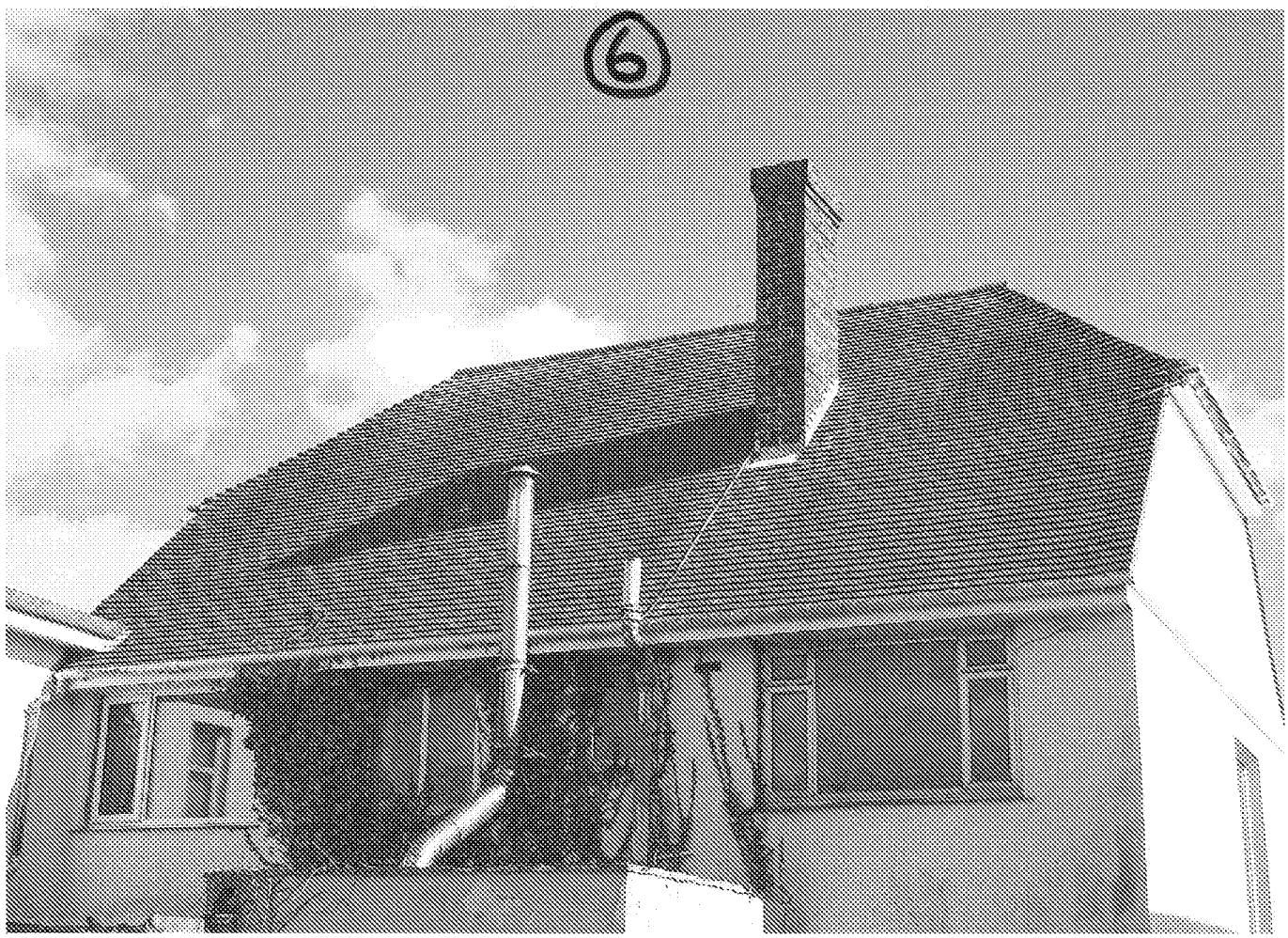
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