Mrs T Mould
55 Kingsway
Bognor Regis
West Sussex
PO21 4DN

**Your Ref:** OWPC3864
**Our Ref:** AW/201/14/HH *14-07-2014*
**Please ask for:**
Mrs J Chapman

16th September 2014

Dear Sir/Madam

**Town & Country Planning Act 1990 (as amended)**
**Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended)**

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Two storey front and rear extension and roof conversion. This application affects the character and appearance of the Craigweil House Conservation Area.
53 Kingsway Aldwick

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Thank you for your internet representation made on 16th September 2014 which has been recorded as '**an objection**' with the comments as follows:

*I wish to register my objection to the above planning application for the following reasons:*

*This property already has a large two storey extension that is only 14 inches off the boundary with my property and is already completely overbearing. I note that the block plan submitted has been drawn incorrectly by suggesting that the property is some way off the boundary although this is untrue. This proposal as it stands includes extending this section further south to line up with the existing southernmost projection of 53 Kingsway (along with the rest of the building). This will increase the mass of the building on the boundary by 25-30% as well as projecting well forward of all the other houses on this side of the road, which in my opinion is complete over developing of the site so close to a boundary.*

*The submitted existing elevations for the side facing my property (East) are also inaccurate with reference to the two ground floor windows in that they have been drawn as though the tops of the windows are in line whereas in reality they are only in line at the bottom level, the smaller of the windows actually being much taller than the other. This gives me concern as to the height proposed for the two new windows on the ground floor as they have been drawn as if being at the same level at the top and bottom. What is the actual proposed height of the new windows to be? Again, I note that no measurements given on these plans either. I am also very concerned about the proposed new window on the first floor. As this window is only for a bathroom I would question if there is any real need for it or would just an adequate method of extracting the damp air be sufficient?*

*There are also anomalies in the submitted block plan regarding the relationship between 53 Kingsway and the neighbouring properties. It wrongly gives the impression that the outlined proposed extensions will be behind the frontages of 51 and 55, when in fact the existing front projection of 53 is already south of these and nearer the road than the other*

*properties.*

*I am very concerned in general about the number of anomalies and incorrect information that has been submitted with this application.*

*As a final point, I am aware that this planning proposal carries a potential for 8 bedrooms each with its' own bathroom facility, and I have concerns as to why so much accomodation would be needed in a domestic dwelling in this area, and indeed am worried that the owners would be looking to perhaps run a bed and breakfast or some such similar business from this property in the future, something that would be out of character and not in keeping with the conservation of the Craigweil Estate, and would in addition create issues with car parking requirements particularly since the extension of the property would further reduce the ability to park off the roads.*

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permisison to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Assistant Director Planning & Economic Regeneration