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

Your Ref: OWPC3905
Our Ref: AW/201/14/HH *14-07-2014*
Please ask for:
Mrs J Chapman

18th September 2014

Dear Sir/Madam

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

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

Thank you for your internet representation made on 18th September 2014 which has been recorded as '**an objection**' with the comments as follows:

Mrs J Chapman

Case Officer

The Arun DC Planning Department

Arun Civic Centre

Maltravers Road

Littlehampton

West Sussex

BN17 5LF

13th September 2014

Dear Mrs Chapman

Objection to planning application AW/201/14HH - 53 Kingsway, Craigweil Estate, Bognor Regis, West Sussex.

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

- The submitted block plans are wrong and misleading as they do not not show the relationship between 53 Kingsway and its' neighbouring properties correctly. They wrongly give 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.
- The property already has a large two storey extension less than 1 metre from the boundary with 55 Kingsway. The 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 51 and 55 Kingsway and affecting the street scene. If the boundary extension section were not extended forward as far it would at least leave a stepped south elevation more in keeping with the street scene, and also reduce the increase in mass and effect on No 55 Kingsway.
- The proposal is to extend the whole of the front elevation south leaving only a partial recess at first floor level. This will have the effect of bringing the whole mass of the building forward and closer to the road than the surrounding properties which will dominate the street scene and alter the character of the area. The properties on this side of Kingsway all have stepped back front elevations which add to the feeling of space and variety in the road.
- Bringing forward the front elevation south will severely reduce the space available for off street parking, leaving a capacity for only two cars (one in the garage and one on the front drive). With a planning application that has the potential for 8 bedrooms the requirement for car parking is likely to be way in excess of two cars, which could lead to parking on the carriageway which not only would restrict vision very close to a junction which is already inadequate in highway terms, but would also contravene the covenants of the Craigweil Estate that state that there should be no car parking on the roads.

Yours sincereley

Mr T Mould

55 Kingsway

Craigweil Estate

Bognor Regis

West Sussex

PO21 4DN

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