[redacted]

From: Tanya Mould [redacted]
Sent: 15 September 2014 15:24
To: Janice Chapman
Subject: Objection to planning application AW/201/14/HH – 53 Kingsway, Craigweil Estate, Bognor Regis, West Sussex.

Mrs J Chapman
Case Officer
The Arun DC Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

15th September 2014

Dear Mrs Chapman

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

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.

Yours sincerely

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

Sent from my iPad