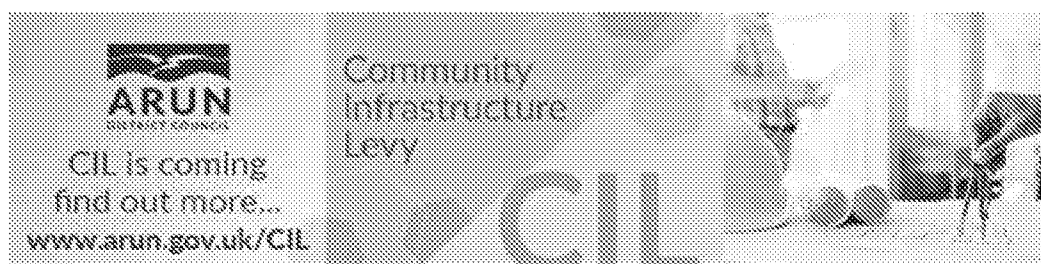


From: Amber Willard <Amber.Willard@arun.gov.uk>
Sent: 24 January 2020 09:11
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: OBJECTION to modified gateway application AW-250-19-HH 19 Kingsway
Importance: High

Please upload as rep letter for AW/250/19/HH

Amber Willard | Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37445 | External: +44 (0) 1903 737500 Ext: 37445 | E-mail: mailto:amber.willard@arun.gov.uk

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.



Sent: 23 January 2020 21:50
To: Amber Willard <Amber.Willard@arun.gov.uk>; Planning <Planning@arun.gov.uk>
Subject: OBJECTION to modified gateway application AW-250-19-HH 19 Kingsway
Importance: High

Dear Mrs Willard,

FURTHER OBJECTION TO AW/250/19/HH AND APPLICATION TO WIDEN GATEWAY TO 3.5M

The Wood fraternity fails to explain or justify – not that they have to except to show its legal compliance in many respects – the reason/s for changing the vehicular entrance to the east of the garden abutting Kingsway.

At paragraph 126, bullet point 3 it is required that *‘the desirability of new development making a positive contribution to local character and distinctiveness; and (point 4) opportunities to draw on the contribution made by the historic environment to the character of a place.’*. The effect upon the CA is

not even mentioned – as with the rest of the application. The Wood's simply TELL the LPA what they intend to do, by notification NOT application.

IT MAY BE that there are similar features to be found at Craigweil House CA but these do NOT REPRESENT PRECEDENTS for each case must be judged upon its individual merits.

FURTHERMORE, the outstandingly VAST majority of development to be seen was undertaken BEFORE CA WAS GRANTED and it of no consequence in such a debate.

As is understood, the verge from the boundary wall to the concrete road, and the road itself, it OWNED BY THE RESIDENTS THROUGH THE CRAIGWEIL PRIVATE ESTATE LIMITED. The verge does NOT run with the house and is owned by a third party who has given no consent for the driveway to be altered in any way.

Without a verge, residents are free to walk upon and use the verge and do. THE PROPOSED GATE, OF WHICH THERE IS NO DETAIL - BUT IS THE SIZE OF A FARMING TIMBER 5 BAR GATE – CANNOT OPEN inwards BECAUSE OF THE GROUND LEVEL RISING. To have it opening OUTWARDS will be to block to public footpath owned by a third party, right out to the roadway and this is an outrageous concept in the name of DEVELOPMENT – TOTALLY UNACCEPTABLE AND VEHEMENTLY OPPOSED BY RESIDENTS.

At paragraph 134, it is accepted that this proposal would be a ‘...PROPOSAL WHICH WILL LEAD TO LESS THAN SUBSTANTIAL HARM TO THE SIGNIFICANCE OF A DESIGNATED HERITAGE ASSET...’ but, TO COMPLY, ‘...THIS HARM SHOULD BE WEIGHED AGAINST THE PUBLIC BENEFITS OF THE PROPOSAL’.

Allowing this form of farmyard development within the prestigious Craigweil House CA brings no positive contribution and fails to retain an historically significant boundary (87 years) and harms views into the property.

We again ask for this extension and this whole application to be REFUSED, please.

Yours sincerely,

Richard Ostler, Chairman, Craigweil House and its Environs Conservation Area Association (CHECAA).