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Amanda Scholes

From: Charlotte Burrows on behalf of Planning.Responses
Sent: 14 December 2011 08:42
To: Amanda Scholes
Subject: FW: AW/262/11 - OBJECTION
Attachments: 9Kingsway--DrivewaySA-AW-262-11--Dec-1.doc

ACK

Please record as rep letter

Thank you

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Save the environment - think before you print.

From: I JEFFERIES [REDACTED]
Sent: 13 December 2011 18:31
To: Planning.Responses
Cc: Martyn White; Katherine Rawlins
Subject: AW/262/11 - OBJECTION

Please find attached **a further objection** to the above application, for consideration by the Case Officer when deciding this Application.

Yours faithfully

Ian Jefferies
 Deputy Chairman CHECAA

D R A F T
CHECAA
Craigweil House and its
Environs Conservation Area
Association

'Preserving our Regal, Historic and Architectural Heritage for Future Generations'

AW/262/2011-2- Application for New Driveway and Hardstanding

Head of Planning Services
 Arun District Council
 Maltravers Road
 Littlehampton
 BN17 5L

12th December 2011

Dear Sir

FURTHER OBJECTION – AW/262/11 –
Application for a New Driveway and Hardstanding
at No 9 Kingsway, ON THE CRAIGWEIL HOUSE CONSERVATION AREA

Further to my letter of 20th November, please accept these further considerations to the Objections of this Association's Planning Scrutiny Committee.

We are advised by the Arun DC Conservation Officer in respect of boundary walls etc, "Technically, anything over 1M in height requires consent for demolition. However, in this instance, it will depend on the section that will be demolished: if for instance only the lower (77cm) section is removed, then consent will not be required. In addition, if works are undertaken without consent, a decision will need to be taken by Compliance with regard to the action they take." As stated in our previous letter, in conversation with the ADC Conservation Officer, he says he is not concerned about precedent, as each application is considered on its own merits. Whilst an individual may make statements about individual cases, we believe that where a precedent exists, **a collective decision** would always be influenced by it. We have many examples and experiences of precedents persuading opinion to accept a precedent as established and therefore any affected application would be judged, or at the very least influenced by it, **as are Appeal Inspectors.**

CHECAA's Planning Scrutiny Committee has studied the new application AW/262/11 and further **OBJECTS** to its content.

This from our previous letter: *'If this Application is granted, we believe there is no material planning matter to prevent the Applicant or his successors, opening a new driveway to the west of the frontage and thereby creating an 'in and out' carriageway drive. This would be yet another coach and four driven through the planning control of this Conservation Area, where we understand the existing front wall may/might be demolished without planning permission.'*

We remain very concerned that by allowing the percentage of hard standing proposed in this new Application, there remains the considerable risk that the low wall to the front of the property may/will be removed under Permitted Development Rights, as the Article 4 restrictions in place for the CA are not applicable according to the CA Officer. Such removal would provide an 'in and out' carriageway to the property, thereby destroying the principle of retaining the open character of the frontages to properties in the area. The precedent would also be set **for many other properties** to be given the same treatment, thus **further undermining** one of the principal characteristics of the area.

Especially in the light of the Conservation Officer's remarks above, granting this permission in AW/262/11 therefore runs the **considerable risk of creating a precedent** for others to emulate and in our opinion would be a dereliction of the duty by the District Council.

We therefore request **that in the resolution to this Application AW/262/11**, should you be minded to allow it, there would be attached a **Condition that- Permitted Development Rights be withdrawn for the removal/demolition in full or in part, of the front wall to the property.**

Our Objection remains in principal to this Application.

Yours faithfully

Ian Jefferies, Deputy Chairman

Copies to: Martyn White, Conservation Officer.

Established 20 January 2001

Deputy Chairman: Ian Jefferies, Saffron Lodge, 46 Kingsway, Craigweil, Bognor Regis, West Sussex, PO21 4DN

Tel: 01243-265733

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KZR

Charlotte Burrows

From: I JEFFERIES [REDACTED]

Sent: 21 November 2011 17:26

To: Planning.Responses

Cc: Martyn White

Attachments: 9Kingsway--DrivewaySA - AW-262-11--Nov-1.doc

I attach CHECAA's OBJECTION to AW/262/11/, for consideration by the Case Officer before deciding this Application.

Yours faithfully

Ian Jefferies

Deputy Chairman CHECAA

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23/11/2011

CHECAA

Craigweil House and its Environs Conservation Area Association

'Preserving our Regal, Historic and Architectural Heritage for Future
Generations'

AW/262/2011-1- Application for New Driveway and Hardstanding

Head of Planning Services
Arun District Council
Maltravers Road
Littlehampton
BN17 5L

21st November 2011

Dear Sir

**OBJECTION – AW/262/11 – Application for a New Driveway and Hardstanding
at No 9 Kingsway, ON THE CRAIGWEIL HOUSE CONSERVATION AREA**

CHECAA, an Association of more than 200 members dedicated to preserving and conserving the Regal, Historical and Architectural assets of the Craigweil House Conservation Area for the enjoyment of future generations, made application for and received Area of Special Character status and later, made application for and secured Conservation Area status, followed by the attachment of two Article 4 Directions to prevent the despoiling of verges and front gardens by the excessive use of hard surfacing.

I would draw your attention to the **reasons for the inclusion of these Article 4's, which were to prevent further damage to verges and front gardens which Arun District Council and English Heritage considered needed additional planning control in excess of that available within the Conservation Area (C.A.).**

During his inspection of the proposed Conservation Area, together with my Chairman, we had the privilege to accompany Mr. Graham Steaggles, the South of England Conservation Area Inspector of English Heritage. ADC's Conservation Officer Mr. Bannister was also present.

Mr. Steaggles viewed examples where previously grassed and planted front gardens to property have been completely covered with hard standings in block and paving. Mr. Steaggles was dismayed and appalled at the complete change of character of the areas

concerned and the damaging effect on surrounding property and street scene and determined to address the problem in his report.

In that report, in letter form to Mr. Bannister dated 20th June 2008 he says **“The visit indicated that the overall integrity of the estate is clearly weakened, not least... through more recent changes and insertions of new build which have not readily respected the qualities of the original design concept of the estate.”** Then further, **“In the case of the fragile special interest of Craigweil, any designated area in our view would require Article 4 Directions in order to protect those buildings and street frontages of local interest contributing to the character of the area, in conjunction with landscape, tree and street policies.”**

Mr. Steaggles also noted other property, namely No.25 Kingsway, where partly to the excessive hard standing, as many as 7/8 vehicles have been able to stand regularly on the property and spread into the street, not only despoiling the street scene but also creating dangers to the public on a sharp bend and the clear resemblance to a car park rather than a front garden!

CHECAA's Planning Scrutiny Committee has studied the new application AW/262/11 and OBJECTS to its content.

We note the content of this further Application for a new Driveway and Hardstanding, following on the previous AW/155/11(refused) and the ENF/66/11 that preceded it.

This Application is the simplest of amendments to the **previously refused AW/155/11** without addressing the main objection of ADC's Members, namely, **the excessive proportion** of hard standing to the front 'garden area' of the property. **It has simply added a minimal amount of bordering** for plants, a few inches here and there, but retaining a very high percentage of hard landscaping, **right across the frontage of the property.**

As was pointed out in the previous applications, it was the placement of the present garage to the west of the house that has exacerbated this position. When 'planning' this present application requirement, instead of creating a **replacement entrance** for the driveway to the west of the house, the Applicant and his 'professional' advisors used the existing entrance to the east, requiring vehicles needing to be garaged to be driven across the frontage of the house and further, creating a turning point outward, towards the sealed west side of the curtilage. This plan defies the principles of establishing the Article 4 Directions which seek to restrict the amount of hardstanding, thus despoiling the 'character and appearance' of properties and their surroundings.

In recommending provisions for the Craigweil House CA, which CHECAA was requesting, to ADC's Committees, Mr. Bannister under Section 4 – Control Over the Provision of Hard Standings in Front Gardens and Verge Areas said, **“The spacious, green and open character of the estate is an important characteristic and it is important that there should be control over proposals for new hard surface areas to**

front gardens. Cabinet.. considered that this control should apply to all properties within the proposed Conservation Area.

It is therefore, recommended that an Article 4(2) Direction be used in relation to Class F of Part 1 of the GPDO 2008 (front gardens only)". We consider, as we believe the ADC Planning Committee did at the hearing of AW/155/11, that all property includes the gravel service roads in Kingsway as well as the main carriageway.

This Application also contravenes the Arun District Local Plan **Policy Area 2 Conservation Areas** as it fails to preserve or enhance the CA. Also it fails to meet the requirements of **Policy GEN 7(ii)** in that it fails to respond positively to the identified characteristics and resources of the site and the area, **nor respect, protect or enhance local distinctiveness, or to make a positive contribution** to the existing environment. **Nor does it make a 'positive contribution'.**

Granting this permission in AW/262/11 runs the **considerable risk of creating a precedent** for others to emulate and in our opinion would be a dereliction of the duty by the District Council.

In conversation with the ADC Conservation Officer, he says he is not concerned about precedent, as each application is considered on its own merits. Whilst an individual may make statements about individual cases, we believe that where a precedent exists, **a collective decision** would always be influenced by it. We have many examples and experiences of precedents persuading opinion to accept a precedent as established and therefore any affected application would be judged, or at the very least influenced by it, **as are Appeal Inspectors.**

If this Application is granted, we believe **there is no material planning matter** to prevent the Applicant or his successors, opening a new driveway to the west of the frontage and thereby creating an 'in and out' carriageway drive. This would be yet another coach and four driven through the planning control of this Conservation Area, where **we understand the existing front wall may/might be demolished without planning permission.**

Please therefore, refuse this Application.

Yours faithfully

Ian Jefferies, Deputy Chairman

Copies to: Martyn White, Conservation Officer.

Established 20 January 2001

**Deputy Chairman: Ian Jefferies, Saffron Lodge, 46 Kingsway, Craigweil, Bognor Regis, West Sussex, PO21 4DN
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