

Amanda Scholes

From: Julie Grieves on behalf of Planning Responses
Sent: 15 December 2011 09:45
To: Amanda Scholes
Subject: FW: Emailing: IMG_8947, AW-262-11 - 9 Kingsway - OBJECTION - 12-12-2011
Attachments: IMG_8947.JPG, AW-262-11 - 9 Kingsway - OBJECTION - 12-12-2011.doc

ACK

Julie Grieves - (Working days Monday, Thursday & Friday)

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Save the environment - think before you print.

Nysingh **On Behalf Of** Planning

Sent: 15 December 2011 09:43

To: Planning Responses

Subject: FW: Emailing: IMG_8947, AW-262-11 - 9 Kingsway - OBJECTION - 12-12-2011

From: Richard Ostler [mailto:Richard.Ostler@arun.gov.uk]
Sent: 13 December 2011 22:16
To: Planning
Cc: Katherine Rawlins; Martyn White
Subject: Emailing: IMG_8947, AW-262-11 - 9 Kingsway - OBJECTION - 12-12-2011

Please receive the attached letter and photograph as an objection to Planning Applicat AW/262/11, and acknowledge receipt of each in due course.

Richard D. Ostler, 'Silvergates' 52 The Drive, Craigweil-on-Sea, Bognor Regis, PO21 4DT. Tel: 01243-266260

The message is ready to be sent with the following file or link attachments:

IMG_8947

AW-262-11 - 9 Kingsway - OBJECTION - 12-12-2011

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15/12/2011

Richard D. Ostler
'Silvergates'
52 The Drive
Craigweil-on-Sea
Bognor Regis
PO21 4DT

AW-262-11 - 9 Kingsway - OBJECTION - 12-12-2011

Head of Planning Services
Arun District Services
Maltravers Road
Littlehampton, BN17 5LF

12 December 2011

Dear Sir

The proverbial 'man on the Clapham omnibus' whether applicant or a 'building design' organisation would, when creating a new garage to the west of a house such as this, create an access from the service road also on the west side of the plot and make provision for turning purposes in front of the house.

When knowing, as did this applicant, that an Article 4 Direction was attached to the Conservation Area designation, requiring planning consent for hard surfacing to the front garden, the normal householder developer would, surely, accept the advice of the Local Planning Authority and not defy them and continue to lay hard surfacing, as was the case at 9 Kingsway this year.

Only under threat of Court action did this applicant even submit an application showing what had already been developed and that, under AW/155/11 was refused by the development Control Committee of Arun District Council. Properly, in my view.

This application, AW/262/11 is, effectively, a re-submission of AW/155/11 for one has to study the two Site Plans closely to detect that the odd 12" (305mm) has been extended to the lawn in the centre and a small bed at the side of the house while slightly curving the eastern boundary edge. **Essentially, the design is the same and no attempt has been made to amend the layout which, from the public viewpoint in the service access road, remains a mass of block paving with scant views of small vegetated areas.**

No matter what the cost -- and it will not be great -- I still contend that the proper layout of this driveway is to have it on the west (left on the photograph attached) side of the house with a short turning area in front of the house. **The potential for then creating a garden worthy of the house and the newly designated Craigweil House Conservation Area is enormous with paving transformed from the current 'NCP' parking lot into a magnificent vision of unadulterated beauty to the benefit of all, whilst serving to preserve or enhance the established characteristics of Craigweil House CA.**

Whatever the decision of the Planning Officer or the Development Control Committee – whoever is the Decision Maker – it is essential that serious thought be given to preventing the existing block paving design and layout being marginally altered by taking down the front garden wall at the western (garage) end and maintaining the existing eastern access for this, then, would create an 'in-and-out' driveway and a precedent for this to be replicated further down Kingsway where the highly valued wide grassed and treed verges are to be found. These were highly praised by the English Heritage Inspector and are a significant feature in the Conservation Area Description Statement.

I make no implication as to the ultimate intentions of the applicant in this respect but the existing layout enables the removal of the 28" (700mm) high front wall by Permitted Development Rights as things stand right now.

If a driveway entrance is to be required from the west, in front of the garage, then I ask that directions be given that the eastern vehicular entrance be close off.

In order to prevent any future development of the in and out driveway, I also ask that a condition be added to any consent withdrawing Permitted Development Rights for any demolition, partial demolition or modification of the front (south) garden wall.

I ask that this application be refused and that a landscape design of a GARDEN and not a PARKING AREA be required to be submitted by the applicant for this application is no more than a very slight modification of that refused.

At the moment all we have is tiny borders surrounding a mass of block paving. What is appropriate at Craigweil House Conservation Area is that a driveway be facilitated through an attractively and professionally designed front garden.

Yours faithfully

Richard D. Ostler

Attached: Photograph Img_8947



