

39 Kingsway
Craigweil
Bognor Regis
PO21 4DH

05/01/2015

Dear Sir,

Re – 37 Kingsway, Aldwick - Single storey front, side and rear extensions
LPA reference – AW/312/14/HH resubmission following AW/132/14/HH

1. Context

The Craigweil House Conservation Area plan in referring to Kingsway states 'spacing between properties both at ground level and 1st floor level provides a sense of spaciousness'. The area is characterised by detached dwellings sitting within generous sized plots and with the exception of the occasional garage to the rear, the buildings have reasonable space separation to the side boundaries. The conservation area plan refers to no. 37 as a building that makes a positive contribution.

2. Objection

I refer to the above mentioned planning application and as the immediate and most affected next door neighbour to the proposal I wish to register my objection to the scheme.

The design of the development, particularly when viewed from the street has been poorly chosen and is considered out of character with the remainder of the dwelling and those adjacent, it is particularly damaging to the sense of spaciousness referred to in the Conservation Area Plan.

These proposed developments do not conform to the high quality of design and construction required and are not in sympathy with or integrated with the design of the existing building.

3. Detail

Entrance Lobby (South Elevation)

The existing south elevation has steeply pitched tiled roofs, the proposed lobby with its shallow pitched glazed roof and construction in uPVC is considered to be unsuitable on a front elevation and if approved would create an unfortunate precedent for other applications within the conservation area. The proposed conservatory to the side of the property has a similar shallow pitched roof.

The construction materials used and the form of the front elevation are identical to the lobby on the previous application which was refused for the following reason:-

"The entrance lobby by reason of the material used and its prominent positioning on the front elevation would not be subservient to the host property, compromising the established spatial character of the locality and detrimental to the appearance of the street scene".

New Conservatory to side (East Elevation)

On the eastern boundary a solid wall approximately 2.8 metres (9ft) high and 5.5 metres (18.5ft) long would be created and the spacing between the two houses would be reduced from 4.10 metres (13.5 ft) to 1.5 metres (4.1ft) (gutter to gutter). The wall would be dominant and overbearing when viewed from our property and completely out of character with the rest of the estate. There will be loss of light to bedrooms facing the solid wall.

Excavation for foundations on the boundary would cause significant damage to the trees and shrubs that are adjacent to the boundary and no consideration has been given to construction and maintenance of the structure on the boundary.

This conservatory is identical to that on the previous application which was refused for the following reason:-

"The proposed side extension fails to preserve the established spatial pattern of the area by reason of its infilling of the existing gap between properties which is an identified characteristic of the Conservation Area. The proposed side extension would therefore fail to make a positive contribution to the Area of Special Character, and would fail to preserve or enhance the character or appearance of the Conservation Area".

Carport to side (East Elevation)

The proposed carport by reason of the material used and its prominent positioning on the front elevation would not be subservient to the host property and would be detrimental to the street scene and if approved would set an unfortunate precedent for other applications within the conservation area. It is constructed of a frame and glazing with a fascia (materials unspecified) and with a flat roof and projects forward of the adjacent house wall. Again the spacing between the carport and the adjacent property will be reduced to 1.5 metres. The total additional length of construction on the boundary would be about 10.5 metres (35ft).

4. Other Issues

There is no indication how rainwater will be drained and dispersed from the roofs of the carport, the side conservatory and existing roof slopes on the eastern elevation, any rainwater goods will have to be within the boundary.

The construction of a brick and render wall on the eastern boundary will be hampered by the trees and shrubs adjacent to the boundary. Access to my property would require permission and no such permission has been sought.

Item 6 – Pre-application Advice makes a number of recommendations which appear to have been ignored.

Errors in the planning application:-

Item 7 is incorrect; there is a Cercis tree, some 20 years old, within falling distance of the proposed development sited 0.5 metres from the shared boundary.

Item 8 on the planning application relating to parking is incorrect. The area for parking will be reduced by approximately 37 m², 25m² from the existing garage and 22m² where the new conservatory is sited.

Item 11 on the planning application fails to mention the flat roof to the proposed carport under the heading 'proposed roof materials and finishes'.

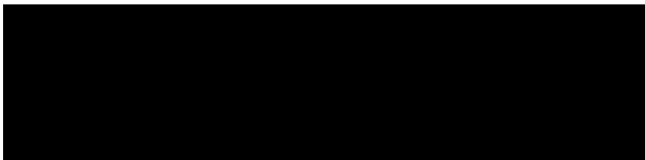
The proposed plan drawing defines the existing garage as a workshop; the previous owner always garaged his car.

Conclusion

I fully understand the right of the applicant to extend and improve his property, however, not at the expense of those adjoining. I feel that the resultant building is in conflict with the current planning regulations and is not materially different from the previous application AW/132/14/HH which was refused permission. If approved the developments would have a detrimental effect on my property, the appearance of the street scene and on the conservation area as a whole and set undesirable precedents.

I believe the applicant would be better served by considering a larger extension to the rear where there is ample scope to accommodate his needs without adversely affecting the amenities of those dwellings adjacent.

I would ask for the above comments to be made known to the members of the district council planning committee and if the matter comes before the committee meeting I would like the opportunity to speak.



J. M. Houlton

The Assistant Director Planning and Economic Regeneration
Arun Civic Centre,
Maltravers Road,
Littlehampton
BN17 5LF.