

Mr & Mrs Coleman
33 Kingsway

PO21 4DH

Your Ref: OWPC4715
Our Ref: AW/312/14/HH 11-11-2014
Please ask for:
Mrs J Chapman

12th January 2015

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Single storey side & rear extensions & carport (resubmission following AW/132/14/HH).
This application affects the character and appearance of the Craigweil House
Conservation Area.

37 Kingsway Bognor Regis

Thank you for your internet representation made on 9th January 2015 which has been
recorded as **'an objection'** with the comments as follows:

The Craigweil House Conservation Area plan states "spacing between properties both at ground level and first floor proves a sense of spaciousness". No 37 is a house that makes a positive contribution to the Craigweil House Conservation Area.

The design of the development is totally out of character with the above statement and makes a totally negative contribution to the area. The proposed design does not conform to the high quality of design and construction required and is not in sympathy with the design of the existing building.

The entrance lobby has not been changed since the last unsuccessful application even though it was turned down because of the use of uPVC and shallow pitched glazed roof.

On the submitted plans it is stated that parking will not be affected but the existing garage has been identified as a workshop - losing one parking space. The proposed side conservatory in front of the workshop reduces the potential parking by another vehicle. Therefore the total reduction of available parking on the plot is by two vehicles.

The proposed car port has a detrimental effect on the look and character of the property and reduces the openness and feeling of space between 37 and 39 Kingsway.

If approved the developments would have a a totallly detrimental effect on the appearance of the street scene and on the conservation area as a whole and set undesirable precedents.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a

small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Assistant Director Planning & Economic Regeneration