

12/02/2015

Dear Sir,

Re – Application number AW/344/14/HH, 68 The Drive, Aldwick.

I wish to register my objection to the developments proposed in the above application as they are not in keeping with the development requirements within the conservation area.

In particular the removal of the staircase to the south elevation and the replacement of the brick built staircase on the eastern elevation with a stainless steel and glass staircase is likely to increase movements of people close to the adjacent property and to make them more visible and will be a further intrusion into the privacy of the owners of number 70. The Conservation Area Plan makes reference to the spaciousness between dwellings being a characteristic of the estate, the creation of a larger terrace area will further reduce the spaciousness. The situation would be considerably improved if the external staircase and the terrace area were removed completely being replaced either by an access inside the building, or a simple enclosed staircase still on the eastern elevation or better still retaining the staircase on the south elevation as the sole external means of moving from ground to first floor level. This latter would indicate that the developer was mindful of the impact of the renovations on the neighbours as well as improving the spaciousness between the properties, which is to be desired and would make a positive contribution.

Under Amenity (iii) there is a requirement that plans “do not have an adverse, overshadowing, overlooking or overbearing effect on neighbouring properties”. These proposals do not satisfy this requirement.

Policy GEN 7 para (iv) states “does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property.....” and at (v) takes account of any unacceptable adverse impacts.....”. These conditions are not complied with in these plans.

Within an Area of Special Character “permission will be granted subject to – the development makes a positive contribution to the special character of these areas” I see no positive contribution here.

For these reasons this application should be refused.

Yours sincerely

J. M. Houlton and Mrs J. G. Houlton

Mr D Easton
Arun Civic Centre,
Maltravers Road,
Littlehampton
BN17 5LF.