

Hugh Brodie
95, The Fairway
Aldwick
Bognor Regis
PO21 4EW

Your Ref: OWPC5044
Our Ref: AW/360/14/HH 22-12-2014
Please ask for:
Ross Leal

2nd March 2015

Dear Sir/Madam

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

Side extension for garage & store with guest suite over. This application affects the character & appearance of the Aldwick Bay Conservation Area.

91 The Fairway Aldwick

Thank you for your internet representation made on 2nd March 2015 which has been recorded as **'an objection'** with the comments as follows:

Sir,

As you are aware, the Aldwick Bay Estate has been designated a conservation area in order that it's character and appearance is preserved or enhanced.

In your publication "Supplementary planning guidance" (SPG) Conservation areas, it is specified in para 1-3 that building layouts, scale of buildings, vistas and spaces between buildings are special features which under the principles of conservation (para1.4) should be preserved.

I would argue that those principles have already been significantly compromised by allowing the westerly extension to be built immediately abutting the property boundary, reducing the space between the buildings to an unacceptable and certainly within the estate, unusually small distance. This easily falls outside the guidelines in the SPG. The proposed easterly extension would also abut the property boundary, again in direct contravention to the SPG in particular para 2.3 (1)spaces created between buildings and 2.3 ii &iii

I have lived in Aldwick for 15 years and have always aspired to own a house on the Bay Estate, a dream realised just over a year ago. The reason I wanted to live here was because of the beautiful houses, the proximity to the beach and the very obvious sympathy and care the residents had in preserving the nature of their environment. This means more than just keeping your garden tidy and house in good repair. It means that you undertake the responsibility of preserving the principles outlined in your guidance documents.

It is my opinion that the proposed(and previous) extensions fall well outside those principles and I therefore strongly object to this planning application.

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