

Lilian Richardson
26 The Drive
Aldwick
Bognor Regis
W Sussex
PO2 4DU

Your Ref: OWPC21642
Our Ref: AW/42/19/HH 01-02-2019
Please ask for:
Amber Willard

6th March 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015

Front canopy, alterations to external finishes & balcony balustrade. This application affects the character & appearance of the Craigweil House Conservation Area.

25 The Drive Aldwick

Thank you for your internet representation made on 5th March 2019 which has been recorded as **'an objection'** with the comments as follows:

I write as a resident of The Drive (West) regarding Planning Application AW/42/19/HH. The planning application is for front canopy, alterations to external finishes & balcony balustrade for a dwelling on The Drive (West), in the Craigweil House Conservation Area. This distinct part of the conservation area is separate from the Craigweil Private Estate which is accessed through a dividing gate. The front of the property is conspicuous and clearly the same style as the two adjacent buildings.

My main objection relates to the balcony balustrade. There are three similar houses with similar public facing balconies on this separated part of the conservation area - two of these are on either side of the applicant's house. These houses all have similar frontages with wrought iron balconies which add a degree of coherence to the overall location and add to the consistency of the conservation area. The proposed white painted, criss-cross panels, would be completely out of character with all, but particularly these dwellings and unsympathetic to this part of the conservation area.

The application makes reference to cladding and render and although it is not clear from the plans as to how much of the building will be covered with these, should they cover the front of the house, they would completely alter the street scene in this part of The Drive. In this part of the conservation area, there are buildings with "feature" areas of cladding and whilst not objecting to these, the coverage of whole walls by cladding and render would make this house completely out of character with similar properties and with this part of the conservation area.

The existing east elevations shown on the plans show two windows at the ground floor level one of which has been omitted on the proposed elevations although it is not apparent as to whether this removal is included in the application and this requires clarification.

Finally, I note that the windows have already been changed and are therefore already in situ.

The application is therefore in conflict with HER DM3 b. in the Adopted Arun Local Plan 2018 "Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area"

Also, DDM4 a. in the same document - "the extension or alteration sympathetically relates to and is visually integrated with the existing building in siting, massing, design, form, scale and materials".

The application is also in conflict with the Aldwick Parish Council Design Statement page 39, "materials matching the existing building should be used where appropriate" and "applications should try to prevent the removal of important elements and features of a building which make a positive contribution to its character".

In conclusion, whilst not wishing to obstruct updating and modernisation of the building, I believe that the proposed exterior design and materials of the alterations are not in keeping with the character or appearance of other buildings in this part of the Conservation Area.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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

Neil Crowther
Group Head of Planning