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11th April 2022

Robert Holt
41 The Drive
PO21 4DT

Dear Sir/Madam,

Case Officer: Amber Willard
Telephone: 01903 737500 x37445
Email: amber.willard@arun.gov.uk

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

Application No: AW/66/22/HH
Site Address: 36 Kingsway Aldwick PO21 4DH
Description of works: Addition of a first floor with pitched roof to the existing flat roof garage. This application affects the character & appearance of the Craigweil House Conservation Area.

Thank you for your internet representation made on 10th April 2022 which has been recorded as an objection with the comments as follows:

OWPC46512

The south elevation of the proposed development abuts the boundary to my property and I wish to object strongly to the development for the following reasons.

1. The conservation area statement for the Craigweil House Estate identifies that property in Kingsway, The Drive and Queensway are low density in character with space between buildings being important to this character, and that a uniform building line dominates the pattern of development. The existing garage block is set back from the line created by surrounding property, effectively placing it within garden space that would be otherwise open above fence/single story structure heights. The proposed increase structure height will effectively present a building mass approaching the proportions of a two story house within what is a garden space. Such a proposal will detract from the character and appearance of the conservation area by compromising the spatial character and pattern of the immediate area viewed from Kingsway, Queensway and neighbouring properties. Furthermore, the visual impact of the increased solid profile formed by the south elevation wall, as viewed from my property, will be significantly more overbearing. From all view points the proposal will adversely detract from the spacious, green and open character of the estate and its visual amenity recognized by its conservation status.

2. The proposed south elevation window will result in my loss of privacy as it directly overlooks both my garden and house windows and any opening window will partially over sail my garden, further invading privacy. Furthermore, any such proposal may prevent developments on my property that might interfere with an over sailing window if the right to over sail was established or if the right to the passage of air by way of ventilation through the window were permitted.

3. The proposed west elevation windows will also overlook my garden resulting in further loss of privacy.

4. The application does not state the intended use of the extension but the proposed floor plan appears to indicate an office application. However, the floor area of the proposed accommodation appears disproportionate to a requirement that would otherwise be more appropriate and incidental to the employment of the dwelling house. The proposal has more the scale of a development associated with a business enterprise that is not in keeping with a private residential estate.

5. Potential for disturbance noise arising from undertakings associated with the use of the development and nuisance light pollution by virtue of the window on the boundary line.

I also make comment in consideration of the following issues that I would request are appraised as part of the Council's considerations.

6. The proposed south elevation drawing onerously annotates the height of the development as being 2550.

7. The depicted pitched roof arrangement to boundary lines does not appear to make provision for the management of roof water off within boundary lines questioning the viability of the design as presented without the need for a material change in the planning application.

8. The existing oak tree within my garden underwent a cyclical crown reduction in 2019, however, the crown may already occupy space in close proximity to the proposed development.

I would be grateful if the council will take my objections and considerations into consideration when deciding this application.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

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 sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website
<https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>