



Arun District Council
Arun Civic Centre
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20th April 2022

John Fisher
30 Kingsway
Aldwick
Bognor Regis
PO21 4Dh

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

Dear Sir/Madam,

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 19th April 2022 which has been recorded as an objection with the comments as follows:

OWPC46696

Arun DC is urged to reject this application as it does not conform to what should be expected in planning controls of development in a Conservation Area. The scale of development is inappropriate for its proximity to neighbouring properties. It would adversely impact upon privacy with the staircase, landing and windows overlooking 34 Kingsway.

The proposed floorspace is more akin to a commercial office rather than the 'home office' description and should therefore require a Change of Use application.

The character of the Craigweil Estate with designated Conservation Area status is only achieved by being maintained as a residential private estate as set out in Covenants to all properties.

The existing garage structure is believed to be built over the Estate's drainage system out-falling to the beach. Any further building over with increased loading risks damage to the existing pipeline and could be in contravention of Arun DC's own Byelaws.

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>