

Ian Jefferies
46 Kingsway
Bognor Regis
PO21 4DN

Your Ref: OWPC17969
Our Ref: AW/71/18/HH 05-03-2018
Please ask for:
Mr S Davis

23rd April 2018

Dear Sir/Madam

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

Demolition of existing ground floor extensions to front of property, construction of a single storey rear extension & reworking of existing external hard & soft landscaping. This application affects the character & appearance of the Craigweil House Conservation Area.

36 Kingsway Aldwick

Thank you for your internet representation made on 20th April 2018 which has been recorded as **'an objection'** with the comments as follows:

OBJECTION to AW/79/18/HH

I have concerns at some of the 'features of this Application, it being a second attempt to alter the entrances/approaches to the property.

The proposed new vehicular entrance to the north elevation/east end, so close to the junction with Queensway will surely create considerable risks to pedestrians and drivers alike, from cars exiting from Queensway to the west. There are no pavements to the roads here in Craigweil and walkers therefore, with their dogs, prams and older children use the roadways themselves. They will be seriously compromised by this additional entrance. The creation of that new vehicular entrance will also encroach upon the green verges of the Estate, owned collectively by all residents. Previously, the estate management Company has not allowed further crossings of these verges and I see no reason to waver from that principle/

Such a crossing of the verge also fails to meet the criteria of the Craigweil House Conservation Area and its attached Article 4 Directions. Verges are 'protected' under those arrangements and must not be compromised. (Policy Area 2, (Fails to Preserve and/or enhance the Character or Appearance of the Area or its Setting) Policy Gen 22 ('development which would adversely affect the appearance or setting of such buildings- '))

I am also concerned that the TPO'd tree on the verge at the junction with Kingsway and Queensway will be severely at risk from the proposed development. I do not believe it is placed in the correct position on the plans. The Arun Arboriculturist MUST view this/these trees and pass opinion upon the risks there are to them.

The TPO referred to in the Applicant's Survey WAS CONFIRMED on 2 May 2017.

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 to 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

Neil Crowther
Group Head of Planning