

Dr & Mrs J C Ramage
Kingswood
62 The Drive
Bognor Regis
--NA--
PO21 4DT

Your Ref: OWPC18042
Our Ref: AW/71/18/HH 05-03-2018
Please ask for:
Mr S Davis

30th 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 including new vehicular access onto Kingsway. This application affects the character & appearance of the Craigweil House Conservation Area.

36 Kingsway Aldwick

Thank you for your internet representation made on 29th April 2018 which has been recorded as **'an objection'** with the comments as follows:

*Re : Planning Application AW/71/18/HH- Objections - Queenslawn, 36 Kingsway, Aldwick
As residents of the Drive and co-owners of the verge in Kingsway and Queensway, we wish to object to matters included in this application which would have a detrimental effect on the appearance of this part of the Craigweil House Conservation Area, and the safety of residents and other visitors to the Estate.*

This is a prominent site, bounded by Kingsway and Queensway and situated on a corner plot which many vehicles and pedestrians pass daily. The Craigweil Estate verges and leafiness were singled out for special mention and preservation in the Conservation Area citation. This application contravenes the Conservation Area requirement that development should enhance or preserve the amenity of the area

The boundaries of all properties are visually extremely important to the integrity of the Conservation Area and the amenity that affords to local residents. Our objections focus principally on the proposed additional vehicle access:-

(1) The fact that the verges are a special feature of the Estate, specifically cited in the Conservation Area Statement is especially relevant. Their preservation must be an essential consideration when the Conservation Area Committee and Development Committee discuss this aspect of the application.

Vehicle access to the property, and vehicle storage, is already adequately provided for. The current provision of a vehicle driveway and two pedestrian accesses (as per the original plan and construction), must surely be quite sufficient for modern living, like others of its generation on the Estate, when the owners were presumed to belong to the "motorised classes" and to have at least one prestige vehicle plus additional provision for visitors etc . Other properties of similar age and provenance manage perfectly well with a single vehicle access, as do more modern homes on the Estate. Additional access as proposed, would disrupt the street scene and would spoil the amenity of the area.

(2) The question of residents' safety seems not to have been considered. Quite apart from the visual clutter of two vehicle access points, the proposal is to position the additional vehicle access only 10m from the corner of Kingsway/Queensway, with consequent danger to pedestrians and drivers using both roadways.

Queensway in particular is quite narrow, and residents of The Drive (who must access Queensway and Kingsway in order to enter or leave their homes) are well aware of current hazards for pedestrians and other vehicles especially at the point where one turns to or from Kingsway/Queensway. I have seen no reference to traffic issues in the design statement, but it is already hazardous to negotiate that corner where due to the lack of a pavement pedestrians are obliged to walk on the road - especially so if another vehicle is

near the corner, impeding visibility. On safety grounds alone, additional vehicle accesses there should be refused.

(3) The importance of the wide grass verges was reinforced, in 2013, by the Planning Inspector in his Appeal Decision Notice given against a similar application (AW/150/13) for a second vehicle access at 'Kingslawn' 38 Kingsway the property on the corner adjacent to the application site. Furthermore in that decision, the Inspector stated in reason 8 that 'two accesses serving one property would appear incongruous.' I also recall that the ADC Planning Committee saw fit to object to a second entrance to a property in The Fairway within the Aldwick Bay Conservation Area due to the negative impact on the character of the street-scene.

We ask that you refuse this application.

Yours faithfully,

Dr James C. Ramage Mrs Jane C. Ramage

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