

**From:** Sue Bowley **On Behalf Of** Planning  
**Sent:** 30 April 2018 08:34  
**To:** Simon Davis; Planning.Responses  
**Subject:** FW: Planning application AW/71/18/HH - OBJECTION - FAO Simon Davis  
**Importance:** High

Sue Bowley | PA to Director of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37533 | External: +44 (0) 1903 737533 | E-mail: [Sue.Bowley@arun.gov.uk](mailto:Sue.Bowley@arun.gov.uk)

Visit Arun's web site at [www.arun.gov.uk](http://www.arun.gov.uk)



Save the environment - think before you print.

**From:** [REDACTED]  
**Sent:** 29 April 2018 12:12  
**To:** Planning  
**Subject:** Planning application AW/71/18/HH - OBJECTION - FAO Simon Davis  
**Importance:** High

Dear Mr Davis,

I attach a letter of objection to the above application and trust that you will be able to include it in your consideration.

We have been overseas for several weeks and have only just become aware of the application. We are also confused by the apparently extended date for comments by 14 May, and the late amendment accepted on 26<sup>th</sup> April.

Yours faithfully,

Dr J C Ramage & Mrs J C Ramage

Head of Planning Applications  
Arun District Council  
Maltravers Road  
Littlehampton  
BN17 5LF

Kingswood  
62 The Drive  
Craigweil  
Aldwick  
West Sussex  
PO21 4DT

28 April 2018

Dear Sir,

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.

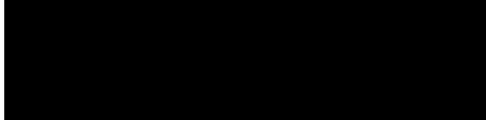
- (2) The question of residents' safety seems not to have been considered. Quite apart from the visual clutter of two vehicle access points, the proposal is to position the additional vehicle access only 10m from the corner of Kingsway/Queensway, with consequent danger to pedestrians and drivers using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

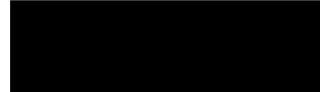
- (3) The importance of the wide grass verges was reinforced, in 2013, by the Planning Inspector in his Appeal Decision Notice given against a similar application (AW/150/13) for a second vehicle access at 'Kingslawn' 38 Kingsway the property on the corner adjacent to the application site. Furthermore 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