

CHECAA
Craigweil House and its Environs
Conservation Area Association
'Preserving our Regal, Historic and Architectural Heritage for Future Generations'

AW-71-18-HH – CHECAA Objection – 30-5-2018

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

30 May 2018

Dear Sir,

**OBJECTION: to incorrect LPA procedure - CAAC not fully consulted regarding
this proposed development (AW/71/18) in Craigweil House Conservation Area**

We are disturbed to note that the statutory consultation with the Conservation Area Advisory Committee was incomplete and, therefore, we feel, flawed in not including the fact that the proposals include the development and destruction of some 4M width of the original 1930 Kingsway vegetated feature verge, creating another vehicular access just west of the busy junction with Queensway, where there are no footpaths.

This creates the potential of pedestrians walking around a blind bend and children running to the beach (do see it during holiday periods!) and being confronted with vehicles entering and existing Queenslawn just yards away from the traffic of Queensway road.

This of course, is to create an in-and-out driveway for just two people when the single access has satisfied occupants since the house was built in 1934 and there is existing garage parking and free parking area within the boundary to receive no less than 9-10 cars. Indeed a low-loader plus a car parks there as well.

CHECAA feels that, inter alia, that the NPPF at paragraph 134 addresses this issue well for we contend that the applicant's extraordinary demand of the driveway, including the destruction of 4m of the grassed verge – owned by the state residents and not them – will cause harm that should be weighed against the public benefits secured – and we say that there are none. We say that two new residents do not have the right to disrupt, damage and cause potential danger to this long-established prominent area.

We ask that this issue please be put before the statutory Consultee, CAAC, in full.

CHECAA contends that it would be wrong for, the body which must be considered to be the most important Consultee not to be fully informed and their views sought. On similar applications in Kingsway – particularly across the road on the east side of Queensway ('Kingslawn') both CAAC and an Appeals Inspector strongly rejected a similar application for a new entrance close to this junction and considered it to be potentially damaging and highly dangerous.

Yours faithfully

Richard D. Ostler
Chairman

Established 20 January 2001

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