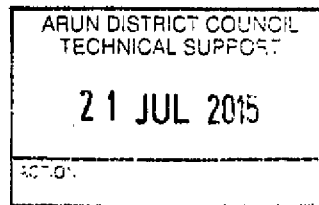


820



16 Marquis Way
Bognor Regis
West Sussex
PO21 4AT

21st July 2015

The Assistant Director
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Planning application reference AW/181/15/HH

Dear Sir,

With reference to the above planning application, I wish to object to the proposed development on the following grounds:

1 Design, appearance and layout.

The proposal includes a significant quantity of grey cladding on all sides of the house. This would make the appearance of the property entirely different from every other house on the Marquis Way estate and would set a precedent for other properties to change the entire character and appearance of the estate.

Instead of using the commonly agreed building line across the rear of all six seafront properties, the applicant has attempted to create an artificial building line drawn from the most southerly point of the 'Aldwick Hundred' property, which is not even on the Marquis Way estate and is therefore totally irrelevant in the context of this application.

Given that the six seafront properties are highly visible both from Marquis Way and from the Aldwick beach, they are regarded as 'dual fronted', and therefore the proposed the ground floor conservatory would infringe the true building line on the southern side of the property. It is understood that in an application in 2005 on a similar Marquis Way property, the applicant was required to scale back the design so as to remain within the building line.

The change of roofline and second floor windows on the southern aspect of the property represent a considerable change from the present design.

The existing garage roof would be raised to align it with the main house roof, and the red capping tiles would be replaced with lead flashing instead. This would change the visual appearance of the property in relation to its neighbours.

2 Impact on the appearance of the area.

The proposed grey cladding would render the property at variance with all seafront and nearby inland properties on the Marquis Way estate. In his previous application (AW/353/14/PL), the applicant made a point in his design statement that:

"No: 11 is arguably the most prominent dwelling within the Pavilions Estate, due to its position at the end of Marquis Way, its relationship with the beach and the adjacent private estate access, to the west of the property".

The visual impact of this radically different coloured cladding would not only be from within the estate itself but also from the beach, and the property would stand out like "a monstrous carbuncle on the face of a much-loved and elegant friend¹."

3 The effect on the privacy of existing properties.

The proposal to add a high-level window to the northern aspect of the garage would provide the opportunity for intrusive visibility directly into the master bedroom of our property (number 16).

The proposed first floor balcony would be considerably deeper than at present, resulting in increased intrusive overlooking to number 10 to the east and number 12 to the west.

The proposal to add three 'Velux' windows and one high-level window to the western aspect of the property would also greatly increase overlooking of the garden and house at number 12.

A previous application for an additional balcony at 19 Marquis Way (planning reference AW/212/13) was withdrawn following a nearby neighbour's objections regarding overlooking.

4 The planning history of the site.

In the planning committee's Decisions document for 8 Marquis Way's side extension application (planning reference AW/200/10), Condition 3 stated:

"The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

The cladding finish of a significant portion of the walls of the proposed building would not match that of adjacent or nearby buildings.

All residents who have so far constructed extensions or have made alterations to their properties have done so in sympathy with the original estate design concept, using similar materials and designs throughout.

5 Statutory access to the beach

The estate management board is required to ensure that access to the beach for the emergency services and the Environment Agency is not compromised. Since number 11 abuts the access ramp to the beach, any planning permission must necessarily forbid the applicant or his contractors from obstructing this area with materials or vehicles **at any time**.

I understand that one or more of the above objections may relate to a breach of Aldwick Parish design statement criteria and of Arun District Council planning policy DEV19.

The applicant's proposed design would take the property from a five bedroom to a three bedroom house with one bedroom on each floor, suggesting that there may be an intention to convert the property into apartments at a future date. This could be in contravention both of local planning policy and of an existing Covenant.

¹ From a speech by HRH Prince Charles on the 150th anniversary of the Royal Institute of British Architects, 30th May 1984 describing a scheme by Peter Ahrends for an extension to the National Gallery. The proposal was scrapped.

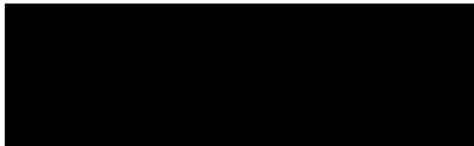
In all previous Marquis Way planning applications, residents have gone out of their way to maintain the character and appearance of properties and to match the materials used with those of the original buildings. In a previous successful planning application at 19 Marquis Way (planning reference AW/212/13), the Officers Report noted in 'Character of Locality':

"Private residential estate comprising detached dwellings and bungalows of identical character and design."

In respect of the points raised above, the applicant has not only declined to follow either the Parish or District Council's planning policies, guidelines and previous planning decisions, but has also ignored the standard of all existing development work undertaken by Marquis Way Estate residents.

I trust that my objections will be taken into account by the planning committee, and that this unneighbourly application will be rejected accordingly.

Yours sincerely,

A large black rectangular box redacting the signature of David Sutton.

David Sutton

The first part of the report deals with the general situation of the country and the progress of the work during the year. It is followed by a detailed account of the work done in each of the various departments.

The second part of the report deals with the financial statement of the year. It shows the income and expenditure of the various departments and the balance of the accounts. It also shows the progress of the work in each of the various departments.

Yours faithfully,
[Signature]

[Signature]