

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 place formal objections to the proposed development on the following grounds:

- 1 The proposed grey composite cladding would make the property completely different in appearance from any of the other twenty seven properties on the Marquis Way Estate. At least one previous planning consent¹ included the condition, *"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."*

It would impair the view of the estate as it is set at the end of the road and would impose on the surroundings, therefore spoiling the visual impact of the neighbourhood. Previous Marquis Way planning applications have demonstrated that residents have maintained the character and appearance of properties and matched the materials used with the original buildings. In a previous successful planning application at another Marquis Way property, the Officers Report noted in 'Character of Locality', *"Private residential estate comprising detached dwellings and bungalows of identical character and design."*

The external walls of this and all neighbouring properties are finished in either a light or dark coloured brick. The proposed form of cladding would alter the design and appearance (street scene) of the property in contravention of ADC planning policies **DEV19 (i) and (v)**, and would also be in breach of an existing Covenant².

- 2 The applicant proposes to replace the existing capping on the garage roof and house roof with lead flashing and mitred slate tiles respectively. This would also change the character and appearance of the property in relation to neighbouring properties and again contravenes ADC planning policies **DEV19 (i) and (v)**. It would also cause excessive dust and noise to the neighbours and wildlife on the beach, especially taking into account the strong winds across the property which will also increase the chance of materials blowing all over the beach.
- 3 The proposed ground floor plans would enlarge the property well beyond the building line on the southern aspect. The applicant has cited 'Aldwick Hundred'³ which stands in its own extensive grounds and is at some distance from, and not part of the Marquis Way estate. In a previous planning application⁴, the existing southern building line (taken across the rear of all six seafront properties on the Estate) was rigidly enforced. The applicant's reference to Aldwick Hundred as a building line is therefore totally irrelevant to this application.
- 4 It is also proposed to put a window in the northern side of the garage again suggesting this may be turned into a living room at a later date and could therefore lead to a ground floor apartment. Not

¹ Planning reference AW/200/10: 8 Marquis Way, PO21 4AT

² Transfer Deed, Third Schedule, Point 12: *"Not to change the elevation of the Property unless the approval of the Transferor and planning authorities (if required) are obtained"*.

³ Planning reference AW/44/05: Aldwick Hundred, Craigweil Lane, PO21 4AN

⁴ Planning reference AW/158/05: 15 Marquis Way, PO21 4AT

only that but as the property is at a higher level than ours (16) it will be possible to look straight into our home from there with an unreasonable loss of privacy.

- 5 The proposed ground floor plans would extend the property well beyond the building line on the western aspect where the applicant has attempted to create a new building line using the property boundary instead of following the existing building line of the western garage wall. This again changes the look of the estate creating an unbalanced appearance with Number 12 and from the perspective of all properties in the row in front.

The glass extension on the western side has been classed as a conservatory when in reality it is a purpose built extension to house a jacuzzi etc. A glass roof will be noisy for the neighbours when it rains and there could also be light pollution inflicted on numbers 12, 16 and 17. This will also take up a large proportion of an already small garden for such a size of property.

- 6 The proposed first floor balcony depth would be almost doubled and will greatly overlook the properties and invade the privacy on the adjacent houses (numbers 10 and 12, plus at a further distance the other properties in the row). This unreasonable loss of privacy due to overlooking is in contravention of ADC planning policy **DEV19 (iii)**, and is also in breach of an existing Covenant⁵.

Other residents have also taken into consideration their neighbours' wish for privacy. If it is allowed for the balcony on this property to be extended it would set a precedent for all the properties on the estate, of which seventeen already have balconies.

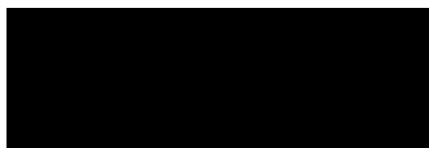
On a previous planning application (extension to Number 19, Application AW/212/13) the application was withdrawn after objections from the house behind it (15) as being, *"intrusive and unneighbourly and would have an overshadowing overlooking or overbearing effect on our property."* It should also be considered that this overlooking is in the face of Section 8 of the Human Rights Act allowing privacy in your own home or garden.

- 7 The proposed first floor high-level window on the western aspect of the house would also provide additional overlooking and directly and intrusively into number 12.
- 8 Additionally, the design would make a five bedroom house into a three bedroom house with one bedroom on each floor, with a lift, suggesting that there may be an intention to convert the property into apartments at a future date. There are no other flats on the estate and limited parking.

It is very important to also point out that the applicant is expecting to build the extension right up to the boundary of the property on the western side. It should be noted that at no time can any construction vehicles or materials be placed there as it is a public right of way for all estate residents to the beach, and is used at least twenty times a day. It is also the access onto the beach for the Emergency Services and therefore must be kept clear at all times.

Please note too that the application directly contravenes the Aldwick Parish Design Statement Development Criteria.

Yours faithfully,



Sharon Sutton

⁵ Transfer Deed, Third Schedule, Point 5: *"Nothing shall be done or suffered to be done on the Property which shall be or grow to be an annoyance to any persons in whom the benefit of the covenants contained in this Transfer shall at any time be vested"*.