

12 Marquis Way
Bognor Regis
West Sussex
PO21 4AT

27th July 2015

ARUN DISTRICT COUNCIL
TECHNICAL SUPPORT

28 JUL 2015

ACTION...

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

Planning Application No. AW/181/15/HH

I would like to object to the above planning application for the reasons given below.

1. Loss of Privacy to my property and Others

The proposal extends the balcony allowing views into my property.

It adds a new large high level 4 - pane wide kitchen window directly opposite my bedroom window (previously just 1 small 'frosted' window) see enclosed photo * below. Every aspect of my property and garden will be overlooked by this window and extended balcony. House numbers 16, 17 & 18 will also suffer loss of privacy due to the proposal.



2. Local Street Pattern is not respected

The current brick/slate houses on Marquis Way are arranged in a harmonious manner albeit of different designs. The proposal would not respect this due to the

grey timber cladding, white fabric awnings and new roof shape. It is inappropriate to make such major changes at this location that are totally incompatible with the neighborhood.

3. Bat survey has not been undertaken

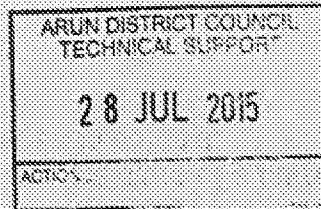
Owners of the sea front properties of Marquis Way have observed bats flying over the balconies/gardens during the summer months. The possibility of bats entering the property of No 11 through the numerous badly maintained crevices, loose roof tiles etc has been overlooked by the applicant from No 11.

I urge the planning committee to halt this application.

Many Thanks.



Mrs Amanda Morrison



12 Marquis Way
Bognor Regis
West Sussex
PO21 4AT

27th July 2015

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

Dear Sir or Madam

Re Planning Application AW/181/15/HH

There are a number of aspects to this proposal that I believe are misleading. The application is ostensibly for the erection of a single storey extension/sun room with a few other changes at the same time on a house, which is apparently poorly designed, and in need of some refurbishment to bring it up to the level of its immediate neighbours. Whereas, in fact, it is an almost complete redesign of the house and it is certainly not true to say that the end result will retain the general character of the estate. I wish to object to this application for the following reasons:

1. Design and Appearance – The six properties on the estate facing the beach are of two basic designs with variations of brick colour and slate/tile roofing. This proposal aims to alter that dynamic by changing the front of the house somewhat, the back (beach facing side) completely, changing the roof, and cladding the exterior in grey coloured timber. It is designed to make the house look different and is therefore not appropriate on this site.

The references in the application for changes to match those houses on either side seem, at best, disingenuous, as both are the 'other' design in this alternating pattern. Houses of similar design to No11 are Nos 9 and 14, both of which are in much better condition than No11 simply due to the fact that they have benefited from more regular maintenance. I suspect that brickwork given regular repointing will weather better than timber cladding in this location.

2. Impact on the appearance of the area – No11 is in a quite prominent position on the estate and can be seen by anyone driving into Marquis Way. The proposed changes will make the house stand out rather than blend in with the other houses. Looking from the beach onto the estate, the proposed changes would make the house look completely different – particularly when the white fabric awnings are extended. The proposals will have a significant negative impact and to better illustrate this point I am attaching showing a picture of a current view from the beach so that the proposed changes can be seen in context.

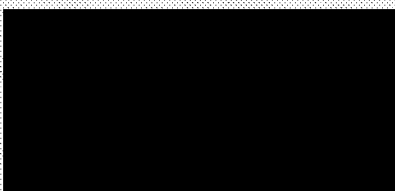
3. Effect on privacy - The existing design of No.11 has a ground floor windowed door and kitchen window (both partially obscured by fence), first floor frosted bathroom window and first floor south facing balcony, allowing views into my property. The proposal significantly extends the balcony, replaces the frosted bathroom window with a standard window and adds a large new high-level window (shown in the plan four panes wide – Design and Access Statement Item 18). Since both first floor windows will be facing my bedroom window and all will be overlooking various parts of my property I believe that the proposed design would have an adverse overlooking/overbearing effect and would be an unreasonable invasion of my privacy.

4. Previous planning history – There have been various extensions on properties within the estate that have been completed successfully. These were allowed on the basis of using "brickwork matching the existing house with contrasting brick details and tiled roof to match the existing house" (AW/118/10). One Planning Officer's report described the character of the locality as "a private residential estate comprising detached dwellings of identical character and design" (AW/208/11). The south facing building line was enforced for planning approval for the extension at No15.

This application does not conform these previous guidelines and would quite literally push the boundaries of what may be approved. The concern here being that future applications will build on this and quite quickly the whole character of this estate will change. Reference Arun District Local Plan 2003 Policy DEV19 – "The District Council is keen to ensure that extensions to existing properties do not have an adverse effect on the street scene, amenities of adjoining properties or on the character of an area." I believe that this application fails on all counts.

I therefore respectfully request that this application be rejected.

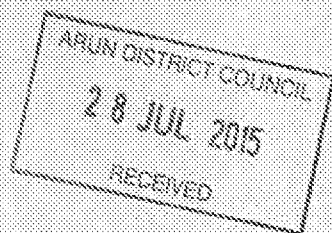
Sincerely

A large black rectangular box used to redact the signature of Ian Morrison.

Ian Morrison

Enc: View of Marquis Way from beach showing (left to right) Nos 14, 12, 11, 10 & 9.





27 Margins Way
Ridgich
Bognor Regis
West Sussex
PO 21 4AT

24 July 2015

Arun District Council
Planning Department
Arun Civic Centre
Maltravers Road
Little Hampton
BN17 5LF

Re: Planning Application No. AW/181/15/HM

Dear Sir

I wish to bring to your attention my objection to the above planning application.

The proposed plans will dramatically reduce the appearance of this property. It will

be completely out of character with the rest of the houses on this estate.

All the houses are built of red or buff bricks with slate roofs. They have been designed by the original developer to complement each other, which makes for a particularly attractive residential area.

This planning application proposes to cover this attractive brickwork with grey cladding thus destroying the uniqueness of this highly desirable estate.

Yours sincerely

