

Mr Simon Davis
Planning Department
Arun District Council
Arun Civic Centre
Littlehampton
West Sussex BN17 5LF

**11 Marquis Way
Bognor Regis
West Sussex
PO21 4AT**

01 August 2015

Dear Mr Davis

Re: Planning Application: AW/181/15/HH

Parish Council Planning Meeting - 20th July 2015

I attended the Aldwick Parish Council meeting on Monday 20 July, where my architect spoke, outlining the issues associated with the current application and highlighting the contentious issues that had been removed from the previous application earlier in the year and emphasising the context of much of the proposals forming part of Permitted Development.

After this, the chairman, allowed a representative from the Marquis Way Estate, to make reference to the concerns of other residents, and then an immediate neighbour was also allowed time to emphasise that the proposed additional window facing west would provide significant opportunities for overlooking of their property. After this there was no opportunity to respond to the issues raised by these parties.

I am concerned that the Parish Council Committee members appeared to focus in part on internal issues of change to this property, emphasising the scale of development implying that it is the same application dressed up in terms of refurbishment rather than a new build. Their comment is clearly incorrect. The fundamental difference is obvious to see, in that the external walls and roof of the current house and garage is almost completely unchanged. The previous application was a total transformation with nothing of the current house remaining.

My additional concern is that a number of issues raised by the committee members were technically irrelevant to the requirement for planning permission. Three examples:

- A committee member emphasised that the inside of the property had been completely changed. The implication therefore that this had some bearing on the character and setting of the proposals within this estate. Clearly 11 Marquis Way is not a listed building and is not located within a conservation area and so whatever building works to the inside of the property, has no bearing on whether or not planning permission should be granted.
- The same members commented in my previous application as to why there was a need to have a bedroom on all three levels. Besides the fact, it bore no relevance, a perusal of the original design plans by the Marquis Way builders, Tring would show 'The Denham' (Model name of the house) reflected a five bedroom, three storey house, with at least one bedroom on all three floors.

- There was a comment as to why one would change a five bedroom house to a three.

The application requires reference to Building Regulations, but I am concerned that the influence that individual committee members comments on planning issues should at least fall within the relevance of a planning application.

I believe the inclusion of additional, irrelevant comments has had a bearing on the final decision of the Parish Committee, which by virtue of the remote nature of Parish and District Council representation, has an influence on the written summary consultation notes that were sent to you by the Parish Council. In it they state:

The proposed extension would not sympathetically relate to or be visually integrated with the existing building in siting, design, form, scale and materials: the extension would not be visually subservient to the main building, the extension would have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties and the extension would compromise the established spatial character and pattern of the street; Therefore Members agreed that the proposed extension is in direct conflict with Arun District Plan 2003 Policy Dev 19 (i), (ii), (iii) an (v);

Well, I must be living on another planet, as I cannot see how the ground floor extension, which will be behind a garage and behind a 2 metre fence, can possibly be visually subservient, overshadowing, overlooking and would compromise the spatial character and pattern of the street. Although the extension is within 2m of the side boundary, it is below 3m and within permitted development. Therefore, from a planning and assessment viewpoint, the Members have made a fundamentally wrong decision based on an incorrect assessment and questionably continued bias from the previous application which was withdrawn after the Parish Meeting in February 2015.

The reasons for objecting to my application appear to be totally inconsistent with two previous decisions by Aldwick Parish Council to support the application

1. (AW/286/07) at 131 Barrack Lane Aldwick, for a very large and modern contemporary, 3 storey flat roof dwelling adjacent to the beach, which is certainly totally out of character and dominates the neighbouring houses, let alone all the houses along this coastline. This property, at three storeys, is a storey higher than the main eaves of the nursing home that it replaced, it is located within a narrow gap between the two local conservation areas, yet it is located almost next to the main entrance to Aldwick Bay Estate, visually dominating the roundabout at this entrance, with the sheer white rendered walls. In addition, this new house is located next and dominates three listed buildings. The Parish Council indicated, 'that members are happy to support this application for such a large dwelling as it is not in the Conservation Area'.

Given the proximity to three adjoining Listed properties and two conservation areas and especially the dominance of the main entrance onto Aldwick Bay Estate, it is difficult to imagine a contextual situation of greater concern especially in the consideration of its character and setting?



2. AW/116/09 and AW/5/13 approved in September 2010 and March 2013 respectively. 33 Aldwick Avenue, Bognor Regis, West Sussex PO21 3AQ. Walking the coastline, I reminded myself this property is being renovated. It appears from the plans and photos below, that this house is forward of the house on its west side and very close to both their joint boundary and house. Despite many neighbours opposing the changes, including the one's either side of them, Aldwick Parish Council approved their plans. The approval clearly shows the owners have been allowed to have two large clear windows on the ground floor lounge and 1st Floor bedroom facing directly onto the neighbours garden and with direct and close view of the neighbours' ground and 1st floor living accommodation. The house has been extended substantially at the front and rear, with the front being big enough to be the size of a one bedroom property.

This approval by the Parish Council members appears to fly in the face of the comments raised at the meeting and the decision made by them in writing.

Arun District Council subsequently approved this plan. Therefore, on the basis of what was approved for that property, I would request ADC bear their decision in mind when assessing my request for approval of the changes for 11 Marquis Way.



In my view as independent person with suitable experience, comparing these three decisions would interpret that there appears to be very little in the way of guidelines for the Members to apply good judgement and to make consistent decisions based on justifiable reasons.

The internal changes in themselves have no bearing on this application, other than where they implicit changes to windows, dormers etc. It is however worth re-emphasising that the changes internally are very similar to those proposed under the original application, which was subsequently withdrawn.

The reason for this is that we are still looking to adapt our house for our future retirement and so are still looking to establish change internally that allows us to establish something as close to a '*Lifetime Home*', which is of course very much a part of recent and current Government policy, culminating recently in the Housing Standards Review and changes to the building regulations (part M).

Recent changes to Part M of the Building Regulations have established optional changes to new houses, which are also relevant to existing housing stock and have drawn their recommendations from recent policy studies carried out, including the Government funded HAPPI - '*Housing our Ageing Population: Plan for Implementation*'. They include adaptations to increase the accessibility and functionality of the dwelling. For example, one of the ten guidelines provided by HAPPI, was 'the provision of easily accessible balconies and patios to aid circulation for limited mobility, a reference which has been included within the new Part M guidelines. The reason why we want to extend the balcony and have as a consequence reduced its overall width to accommodate this, is that we want an external space that can be enjoyed both now and into the future, when we, or subsequent occupants of the house are possibly in a less mobile condition and draw comfort from sitting and potentially needing to circulate, using a wheelchair on an external space, that allows the enjoyment of the south facing view of the sea and beach, which of course is not visible from the ground floor. The current balcony arrangement is too narrow to provide this level of amenity use and circulation.

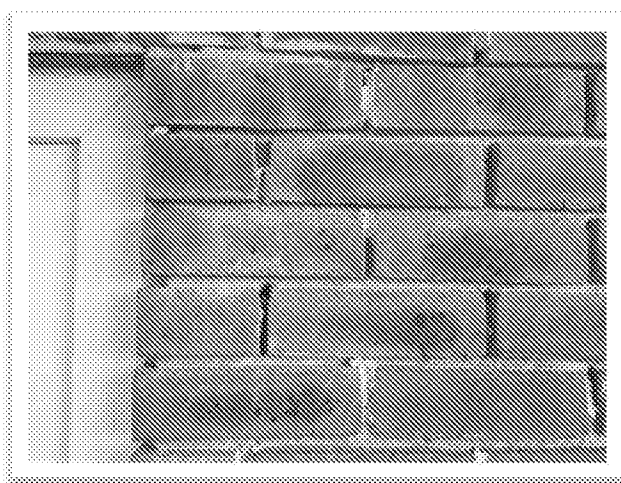
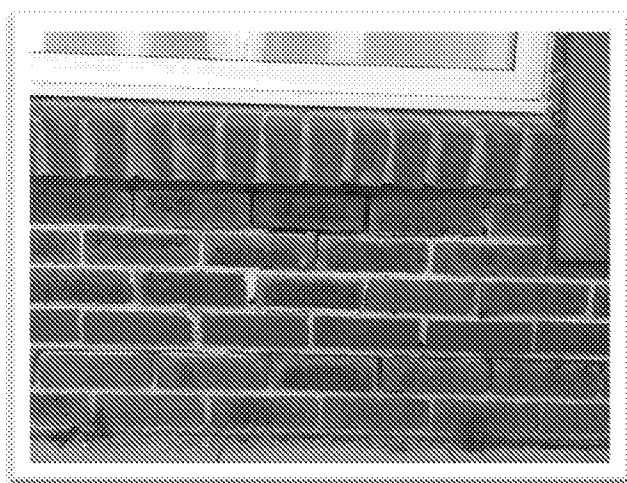
This, along with the proposals internally, to install at this stage, a new lift to all floors (which was also included in the recently withdrawn plan) and to expand the scale of internal circulation, by removing many of the internal partitions, all form part of a sustainable approach to future development, a stance, as I understand it, championed by both the current and previous Governments under the guidelines embodied within the National Planning Policy Framework, introduced by the Coalition Government in 2010.

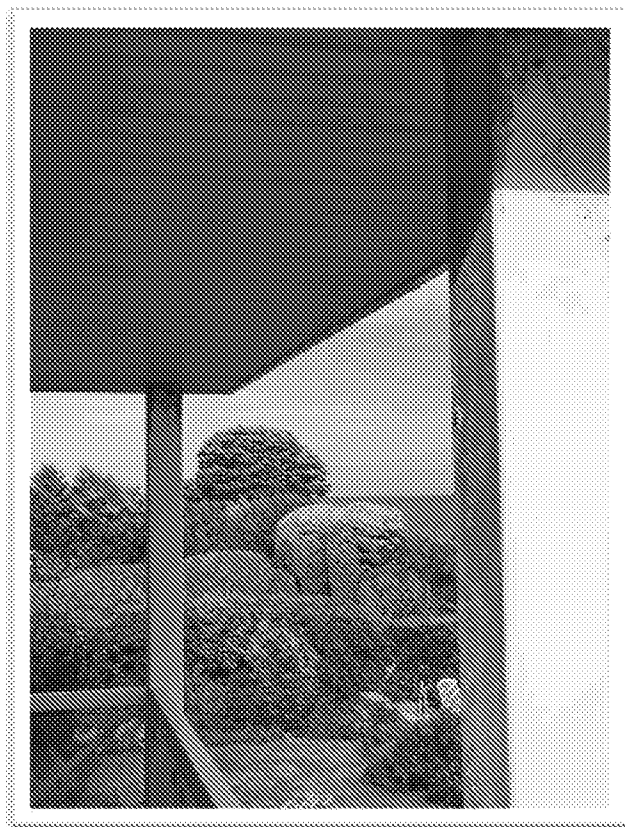
The inclusion of cladding proposals represents a further extension of this sustainable aim, allowing not only the means of protecting the house from the exposure and rigours of an immediate marine environment, but also an opportunity to significantly increase the thermal insulation value of the property. Again this relates to the long term viability of living in a house, which was not built around 19 years ago, but which it is now evident is of little thermal efficiency, located next to an environment that will heighten this deficiency. It may also be pertinent to comment that if the planning permission was being applied for now for these 6 coastal properties, it would probably be recommended that an alternative solution be given than that of a minimally adapted town house style bricks and mortar finish. One of the consequences, which I have evidenced in my brief time in Marquis Way, are that many of the houses behind the coastal properties require regular repointing of the mortar joints.

My own property, which was previously owned by a couple for around 18 years, had not been maintained by them and as a consequence the mortar joints and have eroded very badly (see below), to the extent one can see past the brickwork. Alongside this, the four balcony struts on the ground and 1st floor have rusted badly. I

can only assume that they could not afford the regular maintenance costs. When I retire, I do not want to be in this position, hence **my objective whilst I am still earning a living to make 11 Marquis Way fit for lifetime living; sustainable development including the effective use and the conservation of energy Gen 7 (iii) and very low maintenance.** I certainly do not want to have to finance any changes and incur any large repair costs in retirement and later life.

I state lifetime living as my ambition is to live here until I die and therefore, everything I want to achieve in the house would allow me to remain in this property for the remainder of my life, even if I were to need 24/7 care within my own home.





The case for looking at the wider area and not just Marquis Way

I have walked the length of the beach from Aldwick Avenue to the western end of Aldwick Bay Estate and have arrived at the following summary analysis.

	Mixed				100%					Combined			
	Brick & Render & Painted	Brick with cladding	Cladding with Misc	Render with Hung Tiles & others	Brick	Cladding	Render	Huf Haus		Brick Related	Cladding Related	Rendering Related	Total
East of Marquis	3	1		7	3	3	17	1	35	7	4	27	39
Marquis Way itself					6				6	6	0	0	6
West of Marquis	7	1	4	2	9	2	35		60	17	7	48	72
West - Rats	2								2	2	0	0	2
Coastal incl. Marquis Way	12	2	4	9	18	5	52	1	103	32	11	75	119
	12%	2%	4%	9%	12%	5%	50%	1%	100%	28.9%	9.2%	61.0%	100.0%
Coastal excl. Marquis Way	12	2	4	9	12	5	52	1	97	28	11	75	113
	12%	2%	4%	9%	12%	5%	54%	1%	100%	23.0%	9.7%	66.4%	100.0%

Of the 97 properties along this coastline, 57 properties are either 100% rendered or 100% cladded. More significantly, 84 of the 97 properties are either 100% or partially rendered or cladded. This would seem to strongly suggest that this is to protect the properties from the harsh sea elements. Why then, as an owner of a beachside property which is right on the beach and unprotected, should I not have the option to take steps now, prior to retirement to minimise any future deterioration of my property.

Given these statistics, I believe ADC should not restrict their assessment for cladding my house to the confines of Marquis Way development, but to the wider area of the 97 other coastal properties – and indeed should include the properties one and two plots back from the beach side properties.

It is noteworthy, that of all the 97 (non-Marquis Way beach houses) coastal properties from Aldwick Avenue to including Aldwick Bay Estate, there are only around 12 houses that are 100% brick and mortar finish – and of these, unlike the six unprotected, 'right on the beach' houses in Marquis Way, many are well back from the beach and protected by tall trees and shrubs, so that they probably do not require regular repointing of the mortar joints.

The analysis demonstrates clearly that the six Marquis Way red brick beach houses are very much out of character with the remainder of the this part of the coastline. These six brick and mortar houses are built closely together and represents a third of all the brick and mortar houses on this short part of the coastline.

I was also concerned that the emotional response from neighbours included references that were not relevant to a planning application in an area that is not considered 'Designated Land'. Their comments also included references to elements that would be considered as Permitted Development in a non-'Designated Land' area i.e. the estate does not fall within a conservation area.

The application involves a number of issues that seek planning permission, but these also include a number of issues that are subject to Permitted Development and as such would not necessarily need to form part of a planning application.

These elements have been included so that an interpretation can be formalised by the District Council without resorting to an additional 'Lawful Development Certificate' application. However it has also been an opportunity to be fully open with the neighbours as to the impact of the wider development, not just those issues that required a planning application.

External Cladding

We have gone to great lengths to balance the need/desire to provide a more sustainable approach, firstly to the weather resistance (for a beach fronted property) and secondly the thermal insulation of this existing dwelling through additional cladding, whilst maintaining the visual appearance of the property as seen from Marquis Way, to maintain the character and form of the property, in the context of the existing estate.

Whilst we recognise that any change to the appearance and materials of any part of an estate, will be of concern to other existing residents, the changes and decisions on those changes, need to be balanced with other considerations of sustainability and to what extent efforts have been made to respect the existing vernacular.

The material of the two main wall elements of the front, north facing facade, have been fully retained in the existing red brickwork. Both of these elements are set forward of the primary facade and in terms of a pure elevational approach represent **less than 20%** of the total overall northern elevation (62m² of external wall, comprising of 12m² of non-concealed horizontal cladding, 16m² of windows, doors and porch and 34m² of brickwork). The garage is set approximately 8m forward of the main facade and the existing and proposed extended side facing garage elevations remain predominantly in the same brickwork material. The same is true of the side walls of the staircase enclosure, set 1.3m forward of the main facade, which are also finished in the same existing brickwork material.

The existing garage, staircase enclosure and porch dominate the existing Marquis Way facade and mask most of the remaining primary elevation.

The front facade of No: 11 Marquis Way is set behind the facades of both No: 10 and 12 and so the side facing

elevations have a less significant impact, masked predominantly by the boundary fencing and proposed extension at ground floor level. The rear south facing elevation is dominated by either existing or proposed doors and windows and so again, the percentage impact of a neutral coloured cladding is very low. The existing chimney and the side wall of the proposed new extension are also formed in matching brickwork.

Elements of Permitted Development

The single storey extension - The rear / side wall extension at ground floor level, is not connected to the rear wall of the garage and first floor bedroom and forms therefore a side extension, which is not set forward of the primary facade and which, for a detached property, does not extend further than 4m beyond the rear elevation of the existing main south facing rear facade and is less than half the width of the existing property. It does not cover anywhere near 50% of the remaining curtilage of the house and brick, glass and lead are all materials used on the existing house. Since the extension is within 2m of the side boundary, the height of the extension is below 3m. The extension is considerably smaller and lower than the swimming pool enclosure built within the cartilage of No: 15 Marquis Way, which extends considerably, further beyond the original rear facade of that property, than does the proposed extension within this application.

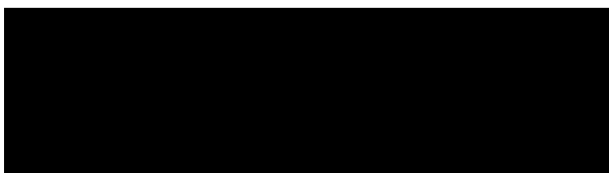
The rear dormer - The volume of the additional dormer window, even excluding the 'to be removed' existing dormers and existing overhanging roof does not approach the total of 50m³. It is located on a rear facing roof slope, not rising above the existing ridge; it does not extend beyond the rear facade of the house and the existing roof overhang exceeds 200mm, which ensures compliance with the Permitted Development rules. The materials are predominantly lead and glass, which are both used on the existing house.

I hope this clarifies my concerns that the interpretation of any objections takes into account, a balanced view of the proposals rather than purely emotional knee jerk reaction to the avoidance of development at any cost.

At the end of the Parish Council's review of this application, the Chairman made reference to objection under Policy DEV19, with reference to extensions, which does not, in my view provide any conflict with the proposals for what is effectively a conservatory located on the side of my existing property. The extension is clearly subservient to the main building, does not overshadow, overlook or over bear any neighbouring property and does not compromise the established spatial character and pattern of the street and since it is only single storey, is not affected by any setback of one metre from a boundary.

I hope you are therefore able to draw suitable conclusions from the above explanations, which will allow you to avoid acceptance of the objections raised by the Parish Council, or other local consultees, who will inevitably be writing along a similar vein.

Yours sincerely,



Peter Greenwood
Owner of 11 Marquis Way