

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**

20 August 2015

Dear Simon

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

Response to Neighbour Objections

The purpose of this report is to provide a discussion documents and thereafter, with possible amendments, to submit the report alongside other documents relating to my planning application for 11 Marquis Way.

My previous report was mainly dealing with the decision of the Aldwick Parish Council. This report is to respond to my neighbours objections. I believe that I need to do this as I am concerned that the Planning Committee will take more account of the number of objections rather than the quality, accuracy and relevancy of the content.

Forward

The Marquis Way estate was the last major estate build in Aldwick. From all the evidence there were many objections as the plans presented were very different from the surrounding neighbourhood, especially Craigweil Estate. Despite the number of strong complaints, approval was given to build a closely-packed; brick dominated estate with sparse greenery, when compared with the houses in the surrounding area.

Marquis Way estate is nearly 20 years old and unlike the surrounding area, it has little diversity and very few trees and large shrubs along the road. From the start of the road between houses no. 7 and no. 16, to the all the coastal houses, there is not one tree or large shrub with the exception of mine in front of the garage. Nearly all the houses in front of the coastal ones have 2 metre high single coloured continuous brickwork.

When looking at the whole coastline and from Elmer to Pagham, it is evident that the dominance of this brick built, closely compacted town house development, Marquis Way estate is totally out of character as an estate - let alone a coastal estate.

Relevant points arising out of the 11 Marquis Way Application

The following points summarise the main points arising from my review of the neighbour objections and my own findings. Many of the points are detailed in the body of the report.

1. The first application in December was immediately withdrawn when all Marquis Householders objected. This amounted to 28 houses.
2. The revised application which presents very little structural change has to date resulted in 10 households objecting.
3. The main reason is one clearly of change to the external look of the estate. Other reasons have been added to supplement this.
4. This means that **18 households**, almost twice as many have **not** objected.
5. The Management Company, although have not endorsed the application; have confirmed they are not objecting to it. I have received from them seven requests to comply with. See Appendix 1
6. Only one (No. 16 household) of the five directors of the Estate Company, *Pavilions Management Company (Aldwick) Ltd*, has objected. Another director, no. 17 who also lives opposite has not objected in writing.
7. In addition to the yellow Planning Application (Householder) notice from ADC being advertised on the Estate, the Estate Company supplemented this by communicating directly to the members of the Estate to receive feedback. The conclusion from this exercise appears that there were insufficient numbers and good reason made for the Management Company to object.
8. Many of the neighbour objections have used DEV19 (i) and (v) incorrectly. This applies to extensions only – not the main house itself.
9. One objection mentioned GEN7 (ii). This relates to new whole developments only.
10. References to two planning applications, AW/200/10 and AW/200/11 are misleading in their arguments.
11. An extract of the minutes of the estate meeting on Friday, 16 January 2015 demonstrates the extreme attitude some householders on the estate. The extract states the following, '*Part of the discussions explored the feasibility of applying for a Preservation Order, or the estate to prevent any such planning applications in the future.....and preserving the Estate in its present form.*' I believe this extreme has been reflected in some of reasons given in the neighbours objections.
12. Six of the houses on Marquis Way are coastal properties, yet these properties were built with no awareness of the damage that the coastal elements would generate. The estate is typically a 90's inland urban style. These houses should also be viewed as part of a wider coastal context where there are around 97 other coastal properties between Aldwick Avenue and Aldwick Bay Estate. These houses represent diversity in style, form and texture. Most of these properties are finished in a way as to reduce the impact of the coastal elements.
13. Three of the six coastal properties in Marquis Way are 2nd properties, which are not lived in for most of the year. This includes No. 9, No. 10 (next door, who has made an objection including loss of privacy) and No.14.
14. Although the house was here prior to Marquis Way being built, no. 22 Marquis Way is regarded as an integral part of the Estate. However, it is **not** brick built (figure 1) – yet the colour render

finish is totally accepted by the Estate. To strengthen the point of integration, the owner is also a Director of the Estate Company and has been for more than 9 years.

15. The original estate planning approval AW/107/94, based upon the brick and tile aesthetic, included an area of land that was subsequently amended for a series of single storey detached dwellings, accessed through the Craigweil Estate (AW/198/97). Whilst the ADC website does not give sufficient detail to check the materials used on these original properties, either 20% of the original houses in the original planning approval were not built in brickwork, or it was accepted in 1997 under the amended application, that 7 of the original dwellings could be formed in white render, not in the dual colour of brickwork originally proposed by the housing developers in 1995.
16. Cladding is an inherent part of the coastal theme and materials, as can be seen especially in the Aldwick Bay Estate on old 'thatched' properties.
17. Flint/stone walled is also a style of finish on the estate. These can be found at the walled entrance and the adjoining two houses. (figure 2).
18. I am one house on the coastal region and one house on an estate of 28 houses and one house in a total of 103 houses from Aldwick Avenue to the end of Aldwick Bay Estate, looking to make a tasteful, subtle change to reduce weathering, improve sustainability and lower energy consumption.



Fig 1 - No. 22 Marquis Way



Figure 2 - No. 1 & No. 28

My home living aspirations

Before I answer the major neighbour objections, I would like to declare my aspirations for living in 11 Marquis Way.

I have lived very close to the sea for nearly 30 years. When I found this property, I knew that I wanted to spend the rest of my life here. For me, it's all about the coastal location, which includes being able to enjoy the full view of the coastline available. This is what I paid over £250,000 more for than the value of 7 houses behind the coastal houses and now willing to spend probably another £300,000+, which would not make any profit on a future resale. ***My sole purpose is to make the necessary long term improvements to my house by building a sustainable, weather-resistant house suited for lifetime living, where I could spend the rest of my days.*** Here, I must make the point that,

if I were making this application for profit, the estimated cost of these changes would never be recouped financially. Therefore, there is only one reason why I am making these alterations. To ensure the house is comfortably and sustainably habitable for the remainder of my life.

It is evident, Try Homes, the house builders gave very little thought to the coastal houses. They decided to construct a house that would **NOT** be protected from the coastal elements. Instead they used a design more appropriate to an inland town house, which gave no thought to deterioration of the mortar and the regular need for re-pointing and then add a balcony constructed of poor quality steel which rusts easily. They also gave no thought to the potential of having the best view of all from the 2nd floor. The only way to view the sea is standing tall, right up at the two small windows. Ludicrously, because of the two existing overhangs, the two windows cannot see any of the coast line east and west of my house. No.10 and No.12 have these views, but do not wish me the same.

Even though the property is just short of 20 years old, the consequence of an inappropriate, poorly constructed and unprotected coastline property; is that No. 11 is in a state of material disrepair. One impact of this is that the house is extremely difficult to heat in winter – never rising above 17°C in cold weather, even with the heating on 24/7 at setting of 25°C.

To achieve my objectives to live in the property for my lifetime, it requires more than maintenance and repair – but a more long term weather resistant, sustainable and low energy house, without having the expense and inconvenience of regular maintenance.

Neighbour Objections

I have already established the extreme and unreasonable view of some of the neighbours in regard to any change being uncharacteristic (6. above *Part of the discussions explored the feasibility of applying for a Preservation Order.....and preserving the Estate in its present form.* This is interpreted as not wanting any changes EVER - for whatever reason.

This insular attitude is evidenced from one neighbour who comments '*Aldwick Hundred, which stands in its own extensive grounds and is some distance, and not part of Marquis Way.....the applicants reference to Aldwick Hundred as a building line is therefore totally irrelevant to this application.*

This attitude has led to unreasonable objection statements being made including (i) the suggestion this may turned from a garage into a living room – albeit, if I were to, why would I give advance notice AND apply for a window well above head height (ii) the introduction of a lift suggests the house could still be turned into a number of apartments for profit (iii) the design would make a five bedroom into three bedroom with one bedroom on each floor. This neighbour clearly does not know that this property was built to have a bedroom on each floor. This is clearly seen in the original design where the ground floor bedroom has an ensuite shower room.

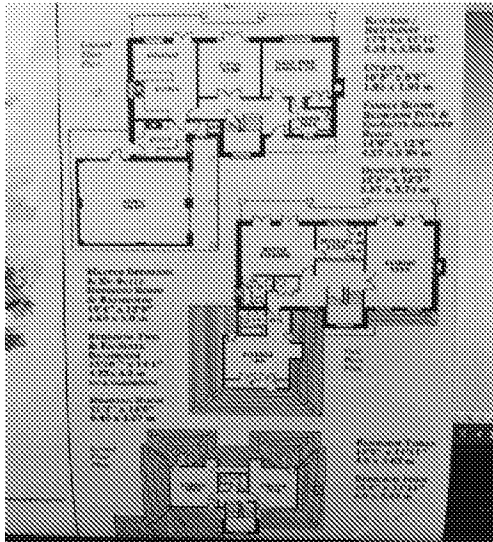


Figure 3

My response to these comments is that firstly, the internals of the property is outside the scope of any objection. Secondly, that I do not believe the neighbour is aware of the planning rules around conversion to apartments and the hurdles to overcome – let alone from the position of the proposed lift, the practicalities of doing so.

I understand that some of the neighbours do not like the proposed alterations. However, rather than saying so, they are trying to influence ADC planning committee by making misleading references and observations, all of which I have presented in this letter.

From a review of the objections made by a number of neighbours, I have interpreted that they break down into three areas:

1. Change the character of the Estate
2. Privacy
3. Ground Level Sun Room / Conservatory

Taking each one in turn:-

1. Change the character of the Estate

1st - Cladding – 11 Marquis Way

I believe a couple of objection statements made by a couple of neighbours which encapsulates the essence of many of the other neighbour objections on this matter:

- *The revisions will change the street scene and character of the estate*
- *Impair the view of the Estate.....and spoil the visual impact of the neighbourhood*
- *The property is arguably in the most prominent position and aspect of the Estate*

I would like to reiterate my comments made in my letter regarding Aldwick Parish Council

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. See figure 4.



Figure 4

I would also like to add that every single objection made only relates to Marquis Way. There has been no mention of my application in relation to the neighbouring estates and the Aldwick Area generally. In particular, the neighbours who have objected have not acknowledged that I also face south – out of the estate, which many other houses in the estate do not do. Therefore, as I stated in my previous report, my application for partial cladding in the context of the immediate Aldwick area, is not out of character, and from the coastal viewpoint, the application for change is very much ‘in character’ with the diversity of the other 97 non-Marquis Way properties.

Moving onto the four formal references made in the neighbour objections; GEN7, DEV19 and two planning applications AW/200/10 and AW/200/1, I will demonstrate that the neighbours who have used these arguments, have either not read them properly or have been mis-lead by its interpretation. They are:

- a. *The Officer Report noted in a ‘Character of Locality’, (AW/200/11) ‘Private residential estate comprising detached dwellings and bungalows of identical character and design.’*
My reply is - It was only a note – an observation, that’s all. It’s not stating that no changes should ever be made.
- b. *A neighbour has stated that, (AW/200/10), planning approval conditions all had to ‘match in colour and texture those of existing buildings.’ This neighbour is making a misleading statement. The actual wording in Condition 2 is the ‘materials and finishes of the external walls and roof of the **EXTENSION** (not existing house) **SHALL** match in colour and texture those of the existing building. In making the point, the neighbour has missed the fact that I am proposing materials and textures that **DO MATCH** those of the existing building.*

c. The neighbour who commented on GEN7 (iii), I think they mean (ii), where they state *‘the proposal does not respond positively to the identified characteristic of the estate and would not enhance our local distinctiveness. Again, this has been used out of context. POLICY GEN7 – is for NEW DEVELOPMENT, SIGNIFICANT EXTENSION OR ALTERATIONS and not some minor changes to an original property. This application is a householder application not a full application and the scale of the extension is no greater than other extensions on the estate, none of which should technically be evaluated under GEN 7.*

d. Where neighbours refer to a contravention of ADC planning policies DEV19 (i) and (v).

My reply is – the whole of DEV 19 applies to EXTENSIONS, not cladding.

This is the extract:

from POLICY DEV19 Extensions to Existing Residential Buildings

- i. Planning permission will be granted for extensions to existing residential buildings, provided that:- the extension sympathetically relates to and is visually integrated with, the existing building in siting, design, form, scale and materials;
- ii. the extension is visually subservient to the main building;
- iii. the extension does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;
- iv. in streets characterised by relatively small gaps at first floor level between buildings, any extension at first floor level does not come to within a minimum of one metre of the side boundary;
- v. the extension does not compromise the established spatial character and pattern of the street.

Therefore, DEV 19 has nothing to do with cladding.

In regard to DEV19 and my application for what is a sun room/conservatory. Firstly, I believe it falls within Permitted Development, moreover, as stated in my previous letter responding to the Aldwick Parish Council decision; I do not see any issue of concern in relation to the sympathetic integration of, what is effectively a sun room/conservatory (on which the PD rules are more relaxed). 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.

Most of the objections have included one or more of these four references. I have demonstrated they have been used out of context. As a consequence, on these points, they have no case and therefore cannot rely upon them.

From a practical viewpoint, cladding will allow me to add some good quality insulation between the brick and the composite cladding. It is notable that one coastal neighbour stated *‘I suspect that brickwork given regular re-pointing will weather better than timber cladding’*. Two points here, firstly, he accepts that regular repointing for the life of this property is required. Secondly, composite cladding will require less maintenance than timber cladding.

Whilst on the subject of repointing, figure 5 shows evidence of repointing from a house (No.19) one back from coastal houses. This repointing is only one of around 3 other houses, one back from the coast this year. One can appreciate the much greater impact the sea elements have on the coastal properties themselves as these properties are much taller, unprotected and closer to the beach. The line of the houses behind the coastal ones benefit materially from their protection.

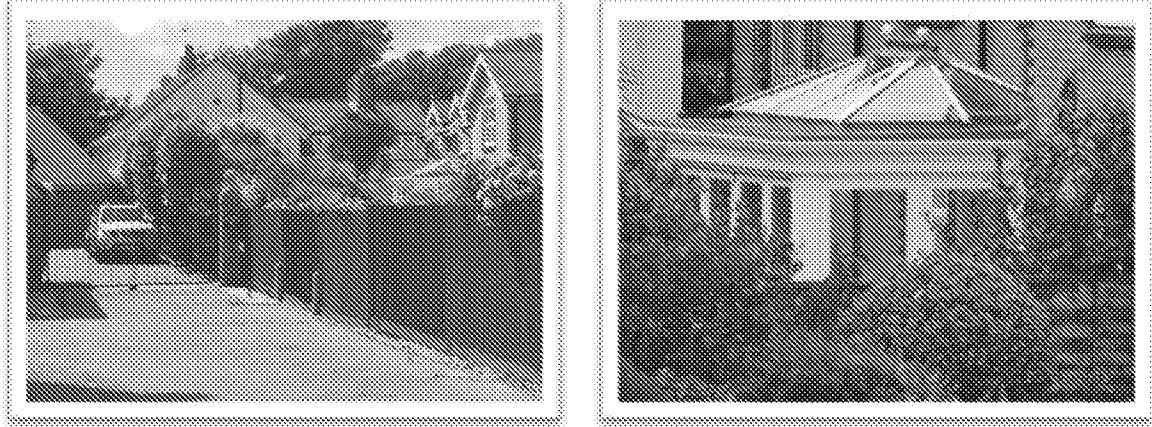


Figure 5

Whilst reviewing this photo, I would like to raise the point that a couple of weeks ago, No. 19 installed a large conservatory, above the height of the ground floor and with most of the roof in glass. The owner has objected to my application stating the change would make my house stand out like the proverbial carbuncle and the materials should match the existing. In my view, this is so hypocritical. Their conservatory could be easily viewed in the context of its SIX close surrounding neighbour houses, using their words 'out of keeping' and overbearing, with their neighbours having to view a non-brick, UPVC/glass dominated extension.

From a cursory review of ADC planning website, I cannot see any application. It may be that a conservatory is within permitted development and therefore there is no need to obtain planning approval. If this is the case, what is the difference between this and my sun room / conservatory application, whereby my construction is lower, behind a garage and fence – much more private?

2nd – Cladding, Change of Character – comparing to Craigweil and Aldwick Bay

I have included a section on these two local private conservation estates. Something the Marquis Way is not. Craigweil is next door to Marquis Way and Aldwick Bay is within a quarter of a mile. Both share the same beach area.

Craigweil in particular has changed considerably since the 1940's when most of the estate was of a certain style. Over the decades, continuous change and improvement by owners, who only wish is to improve their homes has led to the wonderful estate it is today, which rich diversity, where 50's and 60s brick properties, sitting harmoniously alongside, rendered and what is almost an art deco rendered / partially cladded house in a prominent position on the estate. I have attached a montage of photos which highlights my points in Appendix 2, at the end of this report.

Aldwick Bay Estate is debatably an even more beautiful estate than Craigweil and undoubtedly one of the most prestigious private estates in West Sussex. It too has over the years created even more diversity. I have attached a montage of photos which highlights my points in Appendix 3, at the end of this report.

3rd Cladding – Change of Character – Is it?

It is a clear fact that **cladding is an inherent part of the coastal theme and materials** and this is demonstrated no more so than in Appendix 2 and 3. These two photos show two traditional thatched properties in the Aldwick Bay Estate and near the beach figure 6 & 7. As you can see the

thatched houses are finished in old wood timber cladding. Looking around these two estates and others nearby, what is out of character for a coastal estate is an estate entirely dominated in red and yellow brick.

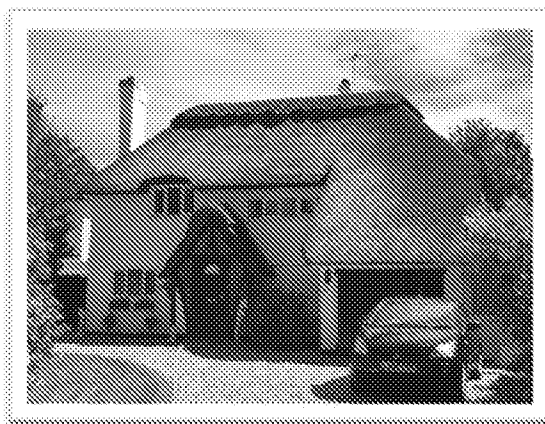
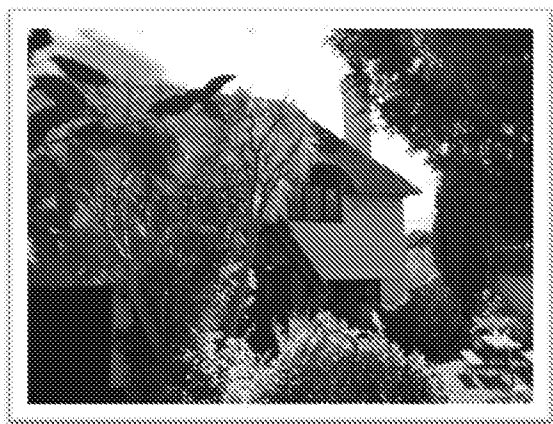


Figure 6 & 7

4th - Conservatories – Out of Character?

The recent installation of the conservatory in No. 19 led me to review the number of conservatories that has been added in this closely packed estate. Out of the 28 houses, there are 11 conservatories, most of which are in relatively small gardens. I have only made this comment as one neighbour seems to think this is relevant – albeit they are not aware that part of my garden includes the tamarisk on the beach side of the flood wall. The neighbours appear to condone so many visible UPVC style conservatories yet objected to a long standing coastal building material being used on the front of one house where the dominant feature is still red brick.

5th - Change the Character of the Estate – Beach View

Not surprisingly, the neighbour who attached a photo of the houses on the beach has concentrated on the estate only and not all the houses on this part of the coastline. If they had my house would not look at all out of character – Quite the opposite.

The other comment I would like to make here, is that the majority of users of the beach do **not** live in Marquis Way and I would suggest, far from expressing shock, horror and annoyance, may in fact like my property and view it as consistent and probably one of the better one's along the this coastline.

I have made a detailed commentary on this subject, including a summary analysis table of this coastline in my previous report, so please refer to this for the remaining key comments.

2. Privacy

The main issues regarding privacy have come from No. 10 and No 12, my adjacent neighbours. To a much lesser degree, and somewhat stretching the issue, No. 16 with my view from the high level garage window.

Before, I go into detail; I would like to correct the comment by the neighbour in No. 12 where they have stated my ensuite-bathroom window is frosted. It is not and has never been in all the years they have been living here. They know that my predecessors and I have always been able to look out of the window – not least because of the sea view. See Figure 8, 9 & 10. The picture of my window below shows a date shortly after the photo they took of my window.

However, the point here is that none of the windows on either property, whether at ground or first floor levels, were considered sufficient issues of privacy at the time of the original application and the distance between them were clearly not a concern at the time, given the existence of the beach access road that lies between the two properties. This is also perhaps a point of consideration especially, when reviewing the additional kitchen window on the western facade, which has a sill at a much higher level than all of the existing side facing windows



Figure 8, 9 & 10

I would not made this point normally, however No. 10 emphasised the point in their objection. That they state they have lived in the house since it was first built. I believe this to be incorrect as their main residence has been and still is in Chislehurst Kent.

Velux's - The purpose of the various Velux's is to allow natural light into the rooms. Their intention is to have the Velux's well above head height, so one would not be able to look out onto any nearby houses where it deemed to be close, from a planning perspective.

The high level west side window - The purpose of this window is to allow natural light from the late afternoon/evening sun into the kitchen/lounge. The intention is to have the window well above head height so one would not be able to look out into any 1st floor bedrooms.

Balcony - This is the current view east and west from my balcony Figure 11 and 12. As you can see, I have total view of both gardens – as they both have a complete view of mine. An extended balcony will not lose them any further privacy in the garden.

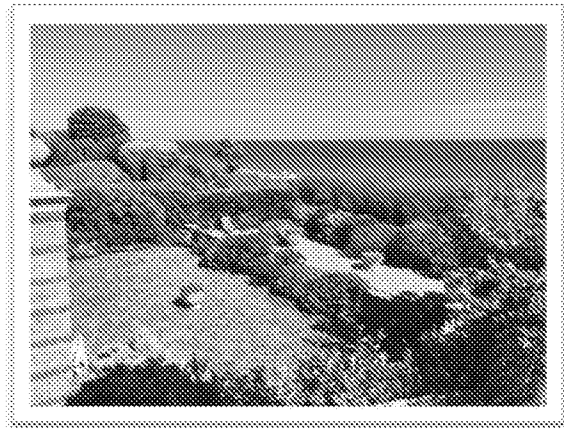
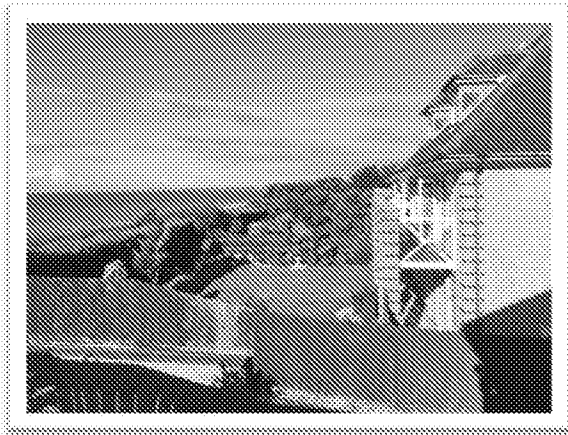


Figure 11 and 12 – No. 10 East and No. 12 West

Attic extension with dormer window – This is considerably less than the 50 m³ volume increase, required under Permitted Development, not taking into account any allowance for the volume reduction resulting from the removal of the two existing south facing roof extensions and dormer windows.

This change to my roof will result in a similar outlook as No. 10 and No. 12 have from their 2nd floor windows. I see no reason why I should not be allowed to make this change to benefit from the views the two adjacent neighbours have. See Figure 13.



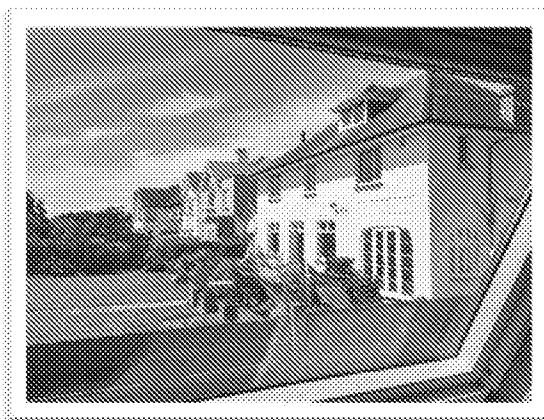
Figure 13

Lastly, the neighbour's dogmatic argument for not wanting change is once again limited to Marquis Way. The south facing aspect of my house cannot even be seen by the estate. As I stated earlier, my house should be compared to the other coastal houses along the whole length of Aldwick beach. If one uses this criterion, my house is entirely in keeping with other coastal houses. See Appendix 4.

Privacy continued.....

In my previous report regarding my concern with the decision made by Aldwick Parish Council, I included the planning approval for 33 Aldwick Avenue, Bognor Regis, West Sussex PO21 3AQ. AW/116/09 and AW/5/13 approved in September 2010 and March 2013 respectively.

This house is forward of the house on its west side and very close to both their joint boundary and house. The approval 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.



If approval has been given for this application, then it is difficult to see how my application is worse than this. See Appendix 5 for more examples.

Ground Level Conservatory

I have written extensively regarding the ground level conservatory. But to summarise, the ground floor extension, is planned to be behind a garage and behind a 2 metre fence and **NOT** 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, for which permitted development assumes compliance.

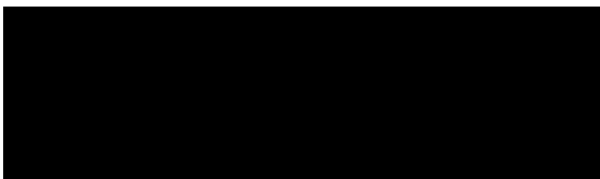
Conservatories of all styles are formed in glass, which are a constituent finish, texture and material used in all buildings. This proposal also uses brickwork, matching that of the existing house and maintains a much lower roof profile than all other proposals for conservatories in the estate, so that the impact on No.11 and on those walking down to the beach, is minimal or non-existent. The proposed glass roof to this conservatory extension is only actually visible from the first floor side facing bedroom window and the balcony of No: 11, with some limited very distance visibility, from No's 16 to 19 Marquis Way, all of which is less apparent due to its limited elevation above the existing fence line.

I am confident that I have countered all the main objections raised by the neighbours, many of which are misleading. Alongside this, I am led to understand that most of the changes applied for in my application are within Permitted Development.

As I stated previously, my sole purpose is to make the necessary long term improvements to my house by building a sustainable, weather-resistant house suited for lifetime living, where I could spend the rest of my days. Government policy seems to be advocating this too.

Having purchased my house on my land and submitted a plan which essentially keeps the same structure and retains the general character of the estate, I am hopeful that the scope of this application is reviewed favourably within the actual true context of the policies that have been referred to and within the context of Permitted Development, within which much of the scope of the application is compliant with. I am aware that neighbours, within this small private estate are against any change to their local environment, established over the last twenty years, however The Pavilions Estate is not a Conservation Area and so development proposals need to be assessed within the context of general planning policy and within the context of the wider seafront character.

Yours Sincerely

A large black rectangular box used to redact the signature of Peter Greenwood.

Peter Greenwood

Appendix 1 – Pavilions Management Company (Aldwick) Ltd – Non Objection letter

The Pavilions Management Company (Aldwick) Ltd *(The Estate Management Company for Marquis Way)*

Reply to: 2, Marquis Way, Aldwick, Bognor Regis, West Sussex, PO21 4AT

Mr. P. Greenwood,
11, Marquis Way,
Aldwick,
PO21 4AT

16th July 2015

Dear Mr. Greenwood,

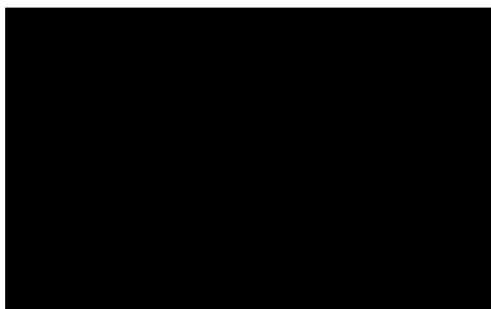
RE: 11, Marquis Way – Revised Planning Application - Reference AW/181/15/HH

I am directed by the Board of the Pavilions Management Company (Aldwick) Ltd to advise you that the Board does not endorse your recent application but will not be making any official objection to it. This does not, of course, prevent any other Shareholder of the Company/Estate from doing so as an individual.

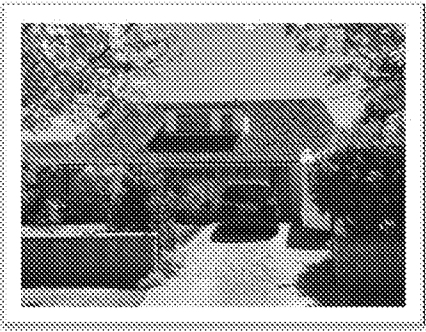
We do, however, request that you will, with your contractors, undertake to comply with the following:-

- Take out Liability Insurance, providing a copy of the Certificate of Insurance to the Management Company, to cover the cost of repairing any damage to the streetlight, roads or footways that may occur as a result of the proposed works.
- Ensure restricted hours of working and material delivery to 08:00 to 16:00 Hrs.
- Ensure that all work e.g. mixing of cement etc., is carried out on the property (11, Marquis Way) and does not spill out onto Estate roads or footways.
- Ensure that your contractors minimise parking on the Estate and do not park on footways, to ensure that residents are not inconvenienced.
- Ensure that vehicular and pedestrian access to your neighbours, Nos 9, 10, 12, 14 and 15 are not restricted in any way.
- Ensure that the beach access ramp is kept clear of vehicles and materials *at all times* to ensure that the statutory access required by the emergency services and Environment Agency is maintained.
- Ensure that the roads and footways are kept clean.

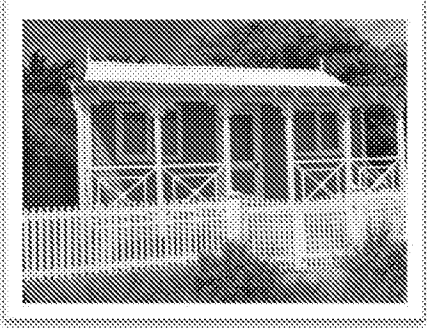
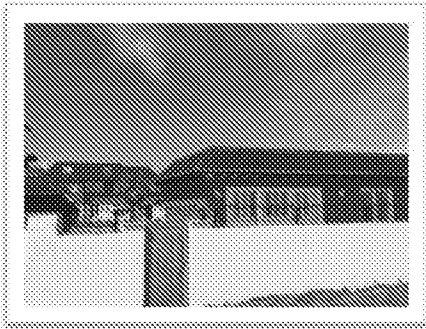
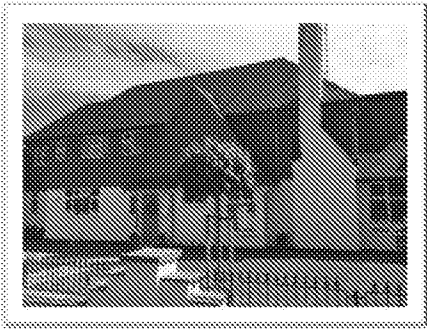
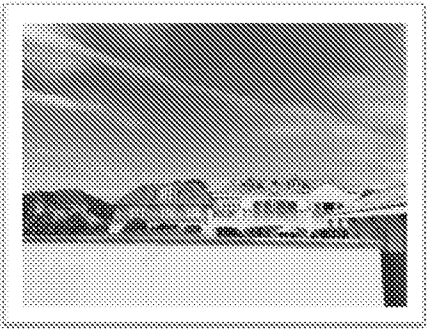
I am sure that none of the above requests are unreasonable to ensure that your neighbours and other Estate residents are inconvenienced as little as possible.



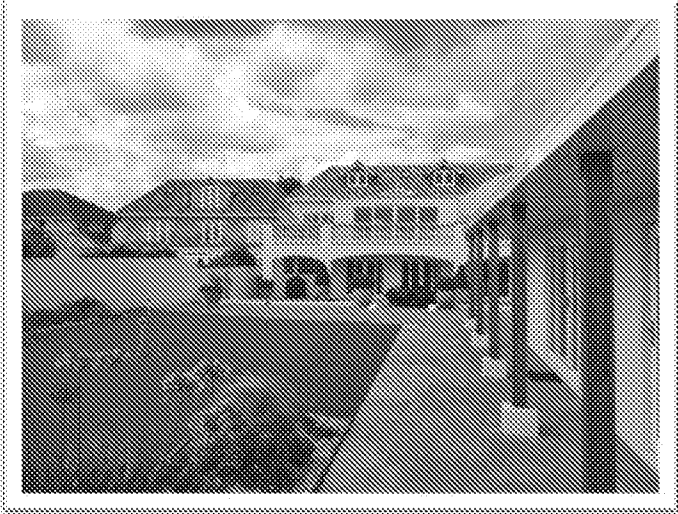
Appendix 2 – Craigweil Estate

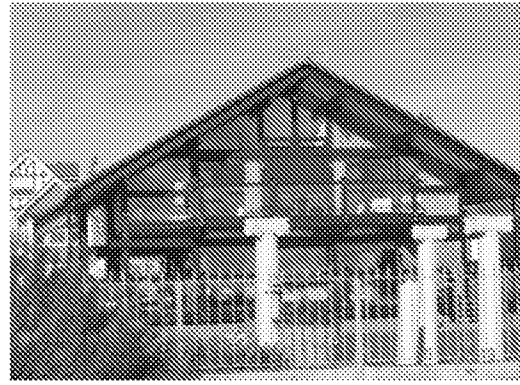
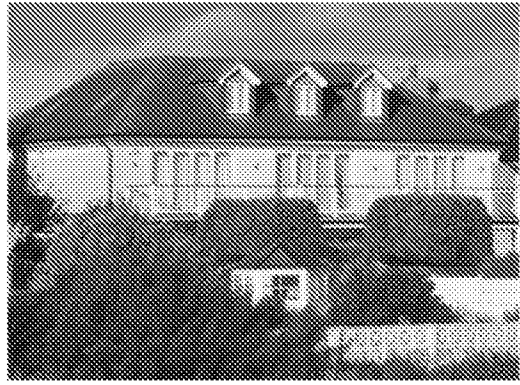


Appendix 3 – Aldwick Bay Estate – Cladding and Thatched together including some coastal homes



Appendix 4 – Some nearby coastal homes





Appendix 5 – examples of properties with balconies in front of neighbours houses



Waters Edge, Aldwick