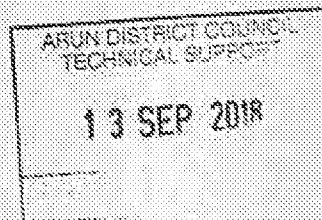


Neil Crowther
Group Head of Planning
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



3 Raycroft Close
Aldwick
Bognor Regis
West Sussex
PO21 3DG

12th September 2018

Planning Application AW/210/18/HH
Front Porch, Entrance Gate & Piers
1 Raycroft Close, Bognor Regis

Dear Sir

In response to the above planning application I have no objection to the construction of a porch on the named property, indeed it appears from the plans to be quite an attractive addition to such a prominently positioned house. I do however have the strongest objections to the construction of entrance piers and the fitting of electric gates with an overall height of 6ft 6ins.

My reasons are as follows:-

The part of the estate which includes 1 Raycroft Close is accessible by road from Fish Lane and by footpath only from the larger main portion of the estate. It includes Chawkmare Coppice, Mauldmare Close, Faresmead, Wyde Feld and Raycroft Close. When conceived around forty years ago it was envisaged that this would be an open plan estate, without frontal boundaries and conveying a feeling of openness and space. Indeed so determined were the planners that a condition was included in the deeds of the the houses - I quote-

"No physical division or obstruction shall at any time be erected or permitted to remain in the garage forecourt nor any fence, wall, hedge or other physical division be erected or grown in that part of the plot edged red which lies in front of any dwelling erected thereon."

It is remarkable that all these years after the above was written and though many of these houses have changed hands more than once, the spirit of the original concept has been adhered to. Within the five roads listed above there are 110 residences, of these only 12 have a hedge or fence and most of these are below two foot.

In the whole of this area there is not one gate post of any height nor is there one gate of any height, electric or not.

With the proposed seven foot hedge (as yet non existent) and six foot six inch electric gate and posts, this house, which is in a prominent position will have the appearance of an embassy compound.

Such a construction goes completely against the architectural and landscaping concepts which underlay the estates original designs and which have been, almost without exception maintained to this day. To agree to the construction of such a dominant feature, of such height and so out of character with it's surrounds would set a dangerous and regrettable precedent for future ad hock developments.

I like my neighbours and it was only after much thought that I submitted this objection. I do feel however we all have a duty to protect our built environment and sometimes this involvement must take into account proposed developments beyond our own properties that will impinge on the near community.

I would most strongly advise that the planning officer responsible for the progress of this application pays a visit to this site where the reasons for my objections will hopefully be self evident.

Yours sincerely

Trevor Rawlins