

Ian Morrison  
12 Marquis Way  
Bognor Regis  
PO21 4AT

**Your Ref:** OWPC4764  
**Our Ref:** AW/353/14/PL 18-12-2014  
**Please ask for:**  
Mr S Davis

23rd January 2015

Dear Sir/Madam

**Town & Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)**

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Demolition of existing & replace with 1No. detached 3 storey dwelling. New boundary enclosure to existing front car park forecourt, existing garage access & adjust position of existing street light

11 Marquis Way Bognor Regis

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Thank you for your internet representation made on 23rd January 2015 which has been recorded as '**an objection**' with the comments as follows:

*I would like to object to this application for the following reasons:*

- 1. Design and appearance: All the dwellings on this estate have brick walls and tiled pitched roofs, with the six properties facing the beachfront being similar designs with alternating brick/tile colours. The proposed building is completely different from the adjacent buildings, with its flat roof and white/cream rendered finish, and would not be appropriate.*
- 2. Impact on the appearance of the area: As mentioned by the applicant, No.11 is in quite a prominent position on the estate - it is at the end of Marquis Way and visible from the beach. Having a completely different design from the rest of the estate dwellings would have a negative impact, both as one walked through the estate and along the beach. I note that the applicant has used examples of other beachfront properties similar to the proposed design, however the ones I have seen in this area are not situated in an estate of similar houses and/or have much larger grounds to shield the impact on adjacent properties.*
- 3. Effect on the level of daylight: At the moment the south wall of No.11 is probably less than one metre nearer the beach than that of my own property. The existing design of No. 11 allows us to see the dawn come up - with the south-facing balcony sitting beneath two roof sections. With the proposed design, this early daylight will be blocked which I believe is unreasonable.*
- 4. 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 proposed design (western side elevation) would include a ground floor door, two ground floor sliding or folding glass doors, two first floor balconies (front and rear), first floor door and steps leading to ground, two first floor windows (one of which appears to an extended picture window), and a second floor balcony and window - all overlooking various parts of my property. I therefore feel that the proposed design represents an unreasonable invasion of my privacy.*
- 5. Highway safety: At the moment all the beachfront houses have garages opening onto private drives. The proposed design opens directly onto the road and will entail cars either turning around and reversing into the garage or reversing out. Both are less safe than the existing arrangement and as a parent of a 12 year old child who frequently walks past No. 11, I believe that the proposed design is unsatisfactory and potentially unsafe.*

*Finally within the application there appear a number of references to environmental considerations. I don't think that knocking down a perfectly good house and replacing it with another is environmentally friendly in any way.*

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts  
Assistant Director Planning & Economic Regeneration