

Amanda Morrison
12 Marquis Way
Bognor Regis
PO21 4AT

Your Ref: OWPC4765
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)

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

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

I am objecting to the above application because of:

The Visual impact/Design & Appearance

The proposed development is over-bearing, out of scale and out of character with existing properties in Marquis Way. The flat roofed white 'Butlinesque' building would be wholly inappropriate and would be completely unsympathetic with the current alternating brick/tile pitched roofed properties already established.

It should be noted that all residents who have constructed extensions have done so with the original estate design concept using similar materials and designs. The proposal's loggia would extend beyond the building line on the Southern and western aspects.

The Adverse effect on Privacy

The proposal includes a ground floor door, 2 ground floor sliding doors, 2 first floor balconies (front & rear), a first floor door, 2 first floor balconies (front and rear with a picture window), a second floor balcony and window. ALL of which would overlook my property and garden. These all represent a serious privacy invasion of my property not currently experienced by the current dwelling at No 11.

The Loss of existing View/Level of daylight

The existing house at No 11 allows the sunrise to be viewed from our house however the new development would unreasonably block this and totally overshadow our residence.

The Highway Safety and Traffic Issues

The directly opening to road garage proposal would adversely affect highway safety and inconvenience road users, notably our 12 year old who uses this path. Hence it is unsafe for both vehicles and pedestrians.

Vehicular access would be dangerous and difficult if construction were started due to the narrow space of 4.5m between kerb and pavement opposite no 11.

The Adverse effect on nesting birds & Bat activity

The proposal shows no attempt to ascertain whether the current property contains a bat roost. For a number of years the bat population has been evident over all the seafront gardens in Marquis Way and no attempt has been made by the current owners to establish this fact. Likewise the current owners have made no mention of the fact that the garden contains a habitat for nesting birds as the previous owners were keen bird lovers and birds such as wrens, robins and oystercatchers have been viewed in the garden of No 11.

The planned proposal would be detrimental to all forms of wildlife.

Summarising I would like to suggest that the 'eco' house proposed would be totally detrimental to all and a waste of a perfectly good house of under 20 years old.

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