

15 Marquis Way
Aldwick
Bognor Regis
West Sussex
PO21 4AT

REC'D
23 JAN 2015

21st January 2015

Simon Davis, Principal Planning Officer
Arun District Council, Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Dear Mr Davis

Re: Planning Application: AW/353/14PL
11 Marquis Way, Bognor Regis, PO21 4AT

I am writing on behalf of my wife and I, as long standing residents of Marquis Way, to object to the proposed demolition and rebuild of 11 Marquis Way, Bognor Regis, West Sussex, PO21 4AT.

I wish to lodge the following objections:

DESIGN & APPEARANCE

The design of a flat-roofed, rendered house is completely out of character, and not in keeping with the 28 other properties. These are constructed of brick, slate and tiles, with a pitched roof.

A concerning element is the extensive first floor balconies which differ significantly.

The proposed property on the south elevation breaches the building line, which was enforced when planning approval was granted on our extension (No 15).

PLANNING HISTORY

Previous planning permission granted in respect of extension to other properties had strict approval conditions applied to "match in colour and texture of those existing buildings". As you will see (AW/353/14PL) does not.

In the case of the approval for the extension to No 19 (AW/208/11) attention was drawn to it being a "private residential estate comprising of detached dwellings of identical character and design". The proposed development does not fit this description and will have a major negative visual impact within the estate, as well as from the beach and from properties opposite the entrance to Marquis Way.

HIGHWAY SAFETY & TRAFFIC

Road Construction

The Estate road has not been adopted because the width and construction do not meet with required standards. When the site was built over 20 years ago all the properties were constructed before the top coat of the road was laid.

The completion of this road was tarmac and block pavers, which is only suitable for light residential traffic.

Demolition and rebuild over a lengthy period would result in potential damage to the road and pavements.

There would also be substantial dust and noise pollution.

Safety

The proposed planning shows the access to the garages entering and exiting straight onto the road, which is a T-Junction and could cause serious problems for people wishing to visit No 9, 10, 12, 14 and 15 Marquis Way, as well as a danger to residents who use the road daily.

PRIVACY

A number of properties not currently overlooked will have the intrusion of the first and second floor, north and west facing balcony, with direct sight into their properties.

OVERDEVELOPMENT

Taking into account the surrounding properties, this application is totally out of character and unrelated to any other properties on the estate. The design is such, that at some point, should planning permission be granted, an application could be made to convert the property into three flats.

A parking issue would arise as well as an increase in traffic.

Yours



RAYMOND ELLIS