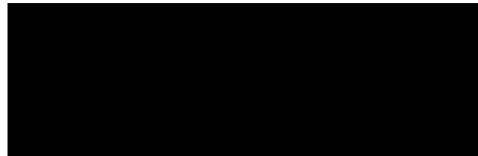


17 Marquis Way
Bognor Regis
West Sussex
PO21 4AT



Assistant Director of Planning and Economic Generation
Arun Civic Centre,
Maltravers Road
Littlehampton
BN17 5LF

17th January 2015

Dear Sir or Madam,

Planning Application AW/353/14/PL - 11 Marquis Way Demolition & Rebuild

I live at 17 Marquis Way and I am a neighbour of Mr Peter Greenwood and I would like to formally represent my own personal concern and objection to his proposal to demolish and re-build Number 11 Marquis Way.

At the outset I believe that the design is not in keeping with the local appeal, traditional style and community allure of this particular parish enclave. In another letter I hope to quote more detailed covenant incursions but in the interests of expediency I forward my initial concerns and objection. I am also naturally concerned about the worry and anxiety over a prolonged period that will almost certainly be imposed upon the other 27 Marquis Way residents.

My feeling is that the new building will significantly distort the estate entrance panorama for everyone, for all time, not only Marquis Way residents but for those by the entrance in Craigweil Lane and even one or two houses on 'The Drive' private estate. The new build is in eye-catching visibility at the end of the main road rather like the focus of the 'artist's infinity parallel lines' which will create a remarkably odd look in complete disharmony with the other 27 dwellings. As it happens there is an 'old' house (22) which is in a corner but this blends in very well with the rest, adding charm and originality and is virtually unseen and unimposing.

Furthermore this project could set an unwanted precedent for other buyers to come in and develop as they wish, which is particularly worrying for me.

In my judgement houses 8, 9, 16, 17(me), 10 & 12 will feel that they will be much more 'overlooked' than with the existing design because of the open plan type balcony and outside staircase. In conversation I know that houses 8, 16 and 12 are particularly worried. But even from Number 17 I object on the grounds that I will now be overlooked.

I request that the outside stair materials be revealed in more detail. Not only do I object to the prospect of being overlooked from the outside stairs but I am concerned about unsightly rust problems noting that the estate went through the loop of legally having to force the builders to take all external metal supports, balconies and porches away in all 26 houses, to have them galvanised.

Road adoption is of major concern to me. I am not aware that the roads are adopted by the Council on this private estate. Further I do not believe that the roads are built to a

specification to take heavy traffic, noting that other extensions were much less ambitious than the number 11 project and employed light vehicles only (white van and pick-up trucks).

It is noted that one house did have slightly more work involved which caused minor inconvenience with dust and traffic during the working day and was commented upon in a friendly manner. But that neighbour ensured that entry was by light vehicle only and that the estate was swept of dust and rendered back to normal on completion of work each day thus impacting visually on just three of 27 houses. This house was also in a corner therefore once vehicles were in his drive and 'back-garden', none were on the communal road area and they were totally 'non-interfering' with any other estate traffic. The work itself was largely invisible to other residents because it was 'round the back', completely different from the number 11 project which will be pervasive for everyone for a considerable length of time.

Though this might not count in the planning equation, I would like to point out that I am led to believe that Mr Greenwood intends to live elsewhere throughout his development in Marquis Way which means that he himself will not have to put up with this major building turmoil but unfortunately his 27 neighbours will!

Because this is a private estate my understanding is that any road or path damage will have to be paid for by residents rather than the Council. In conversation this is of great concern. It has taken 18 years to accrue financial reserves to be able to take on major road repairs should they be required. It would be a major financial waste for all 28 dwellers if this expenditure was brought on prematurely and unnecessarily.

I have personal experience of building road surface damage to private property in the local area. Similarly this was a demolition and rebuild. It was discovered that neither the demolishers nor the builders were liable and it took 7 years to save enough money to afford repair. The road surface became unsightly and a frequent health and safety hazard with areas requiring to be cordoned off and then repaired on an affordable piecemeal basis until the requisite amount of funds could be saved. I am sure that there is no intention of causing road surface damage, but if damage did occur, as dwellers we could be totally unprotected from safety issues and face potentially huge repair and or legal costs which we would have to bear - not Mr Greenwood. An extremely unfair and wasteful process.

Likewise any move or diversion of utility services (electrics, water, lamp-posts) which is planned would also have to be communally paid. Thus in the first instance I would object to the street light being moved. I will need further examination of the plans to establish any water duct alterations or diversion.

I note that as a precedent, Number 19 which would have only affected the view from two other houses, was refused planning permission for a very small unobtrusive window 'flower box' type balcony (not walk on). The successful objection was I understand because 'it overlooked a neighbouring house'. The proposals for Number 11 are colossally different and allow much more 'overlooking' and imposes an immense visual impact upon everyone on and off the estate. This is a complete rebuild in a futuristic style which is in disharmony with the existing environment. I note of course that such a design might be highly appropriate in other beach front areas along this coast where these type of buildings are prevalent. I believe the number 19 planning refusal issue to be a significant Planning Authority precedent in this case.

The building description does not mention the temporary effects on the ramp and beach emergency gate immediately adjacent to Mr Greenwood's existing property. As I understand it the estate is responsible for the upkeep of this emergency passage. Guarantees that it would be kept clear for permanent emergency access and kept smart and tidy for neighbour beach passage in summer would presumably need to be stipulated.

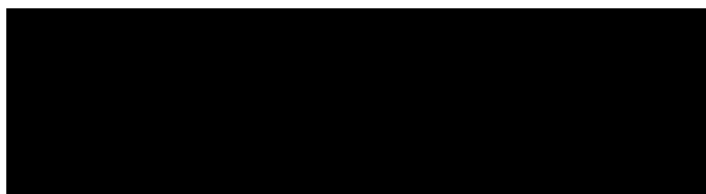
Again I suspect this will not feature in planning discussion but nevertheless I remain unconvinced that the design of this new 'single dwelling' with a modernistic flat roof profile and outside stairs precludes easy conversion into flats (multiple dwelling). There is only Mr Greenwood's word that this will not happen. There is no written or legal provision for curtailing further development or conversion should he change his mind or have to leave. I would expect an outright amendment to Mr Greenwood's deeds or covenant to state that the option of conversion to flats or multiple dwelling will not be attempted.

This project is not an emergency repair or alteration for personal health circumstances etc. which would have almost certainly been met with my sympathy and consideration had the design been less radical. However, planning was applied for on the first day of the Christmas holiday thus artificially reducing the time for neighbours to comment. So without formal written indication that there is no intention for further development, timing the application to give neighbours the absolute minimum time for comment and indeed before informing them (or the Board) that the development was intended, I believe that Mr Greenwood should immediately publicise his intention that this development will not be converted to flats or multiple dwelling and that the planning authorities should give a time extension for reply and comment of at least two weeks.

It is possible that Mr Greenwood might have underestimated the groundswell of genuine concern with regard to his project. Therefore I urge that his application be rejected and I would be very grateful if you took my comment and objections into account. The proposed design of this property is simply far too unsympathetic with its immediate environs to be a reasonable prospect. I personally object because I feel that I will become overlooked and initially I object to the streetlight being moved. I also detect that this venture will cause extreme anxiety and even despair among all 27 neighbours with potentially high road repair costs and enormously time consuming and expensive legal actions which could be dragged out over a prolonged period.

I further understand that though the application was received around 18th December it was only with the planning desk on 15th January. It is therefore requested that a proportional extension to the time limit for comment be applied by the Planning Authorities, say two weeks, and notified on the website. Likewise I would like a statement from the Arun Planning Authorities clarifying the status of our road and where the liability would be in the event of road surface or utility services damage.

Yours sincerely



Martin J Buckley

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