

J Walker
9 Marquis Way
Aldwick
Bognor Regis
PO21 4AT

Your Ref: OWPC4815
Our Ref: AW/353/14/PL 18-12-2014
Please ask for:
Mr S Davis

2nd February 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 2nd February 2015 which has been recorded as '**an objection**' with the comments as follows:

Over-development: I am concerned the proposed plans could be modified to provide multiple occupancy to allow conversion into flats. This will change the character of the estate and would be in direct contravention of the covenants of the estate.

Design and Appearance: The proposed dwelling would significantly impact the street scene when approaching from the estate road or beach as the design is so different to the current dwellings on the estate. The design is not in keeping with the style of the estate as stipulated in other planning approval conditions for the estate over the last 10 years. I refer to the case of the approval for the extension to No.19 (AW/208/11), where it was stated: "private residential estate comprising detached dwellings of identical character and design". The proposed development does not fit this description.

The proposer has stated that the design is contemporary and isn't unusual for the surroundings of a beach facing residence and has highlighted several other dwellings in similar locations to show what others have been allowed to build. Whilst this may paint a picture of acceptability it should be noted that all the examples shown are built on estates where most of the dwellings are of an individual design and built across many different timescales, and not at all like the dwellings on Marquis Way, where they are all very similar in design and materials and were all built at the same time. The building line has not been adhered to as stipulated in other planning decisions.

Access Roads and Safety: The road is unadoptable due to the restrictive width and was constructed for light residential parking and traffic. Therefore any significant use by heavy goods vehicles in the demolition and construction of a property may damage roads and pavements that the whole estate would have to pay for. The current design shows that vehicles will exit directly onto the estate road which has quite restrictive viewing to the sides of the property which may have a safety impact.

Privacy: The proposed design changes current levels of privacy for all properties adjacent and opposite with new balconies and outside areas that will overlook neighbours.

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