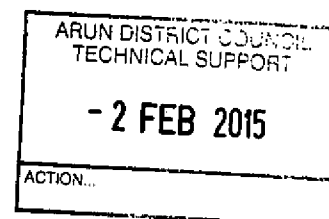


4 Marquis Way
Bognor Regis
West Sussex
PO21 4AT

1st February 2015

Simon Davis, Principal Planning Officer
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton



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

Dear Mr Davis,

I am writing to object to the proposal to demolish and rebuild No. 11 Marquis Way. My objections are set out below.

Planning History. Conditions have been imposed on previous planning applications for buildings on Marquis Way requiring that they "match the colour and texture of those existing buildings" (AW/200/10). The proposed development clearly does not match. The proposed development also breaches the current building line, a restriction that has been enforced when planning approval was granted for No. 15.

Design and Appearance. The existing properties on the estate are constructed of brick, slate and tiles with a pitched roof, with the decorative brickwork around doorways and windows being a particular feature. A rendered, flat roofed property would be out of character with every other property on the estate. In planning application AW/208/11 attention was drawn to this being a "private residential estate comprising detached dwellings of identical character and design".

Privacy of existing properties. Several properties that are not currently overlooked will become overlooked as a result of the proposed development (balconies).

Sustainability and environmental issues. The demolition of a perfectly good house and replacing it with another is a waste of resources. I notice this is not on the list of "Material Considerations" in Arun's "How to respond to planning applications", but perhaps it should be.

Arun District Local Plan. Side extensions to No. 8 Marquis Way (AW/200/10) carried the following condition "The materials and finishes of the external wall and roof of the extension hereby permitted shall match in colour and texture those of the existing building". The reason given : "In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan". The proposed new building would presumably also be subject to the same restrictions to comply with the Arun District Local Plan.

Yours sincerely,

A black rectangular box redacting the signature of Peter Pomroy.

Peter Pomroy