

520.
19 Marquis Way
Aldwick
Bognor Regis
PO21 4AT

28th January, 2015

Assistant Director
Planning Services
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton BN17 5LF

Dear Sir,

**Re: Planning Application AW/353/14/PL
11 Marquis Way.**

I have studied with interest the plans recently submitted to you concerning the above property situated within our small private estate. The intention to demolish and rebuild in a contemporary style is certainly ambitious and no doubt has significant architectural merit within an individual setting.

My objection to this development is based on its impact on surrounding properties, given the manner in which it contrasts with the overall design of houses in the estate, and its use of surround balconies which in effect, overlook most of the properties in the top two rows near the beach.

Current houses on the estate have all been carefully designed in traditional and complementary materials, with careful attention paid to minimising the extent to which they overlook each other. My view of number 11 from my living room is currently limited to its garage roof, but under the proposed new development this would change to a view of the north and west balconies. This suggests conversely that they would then be able to see into my living room from these points.

I hope that you will take the above into account when deciding this matter, and not allow a redevelopment of this nature to impose so negatively upon its neighbourhood.

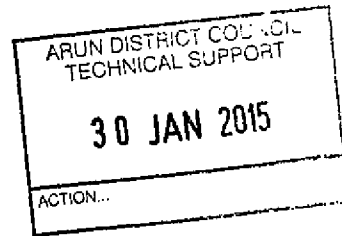
Yours sincerely,

A black rectangular box redacting the signature of Hazel Denman.

Hazel Denman (Ms)

SZD

20 Marquis Way
ALDWICK
PO21 4AT



Arun District Council
Planning Committee

26th January 2015

Dear Sirs,

Re: Planning Application AW/353/14/PL

I write to lodge my objections to the above planning application in respect of 11 Marquis Way, Aldwick.

The Marquis Way development was built to a co-ordinated and pre-determined plan, being a reflection of the architecture of it's time - every bit as much as pre and post war developments etc.

These properties being both complimentary in style and use of building materials enhance the character of the area.

Not only is the visual impact of the proposed building completely out of character with all the other buildings on the Marquis Way estate but the proposed building materials do not conform to the existing building nor any other building on the estate.

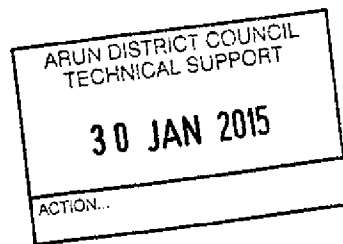
Furthermore, the proposed building will break the existing building line with the additional health & safety concerns of garage doors directly opening onto a pavement instead of a private driveway.

This proposal, whilst without question being totally un-neighbourly would also appear to contravene aspects of planning recently approved (AW/208/11), whereby it was stated (Marquis Way) is a "Private residential estate comprising detached dwellings of identical character and design".

In accordance with Arun District Council Local Plan GEN7; (AW/200/10) as a condition of approval stated "*The materials and finishes of external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building*".

Yours faithfully,

Lynn Parrant



20 Marquis Way
ALDWICK
PO21 4AT



Arun District Council
Planning Committee

26th January 2015

Dear Sirs,

Re: Planning Application AW/353/14/PL in respect of #11 Marquis Way

I object to the above planning application in respect of 11 Marquis Way, Aldwick based on the following items:

As arguably the most prominent property both from the roadway and the sea/beach side; the architectural heritage, character and integrity of the entire area will be destroyed by this proposed building.

The Marquis Way properties were designed to be both complimentary in style and use of building materials enhance the character of the area.

The proposed building will break the existing building line; will have a flat roof at previous peak height, highlighting its non-conformity further. The health & safety concerns of garage doors directly opening onto a pavement instead of a private driveway where the building has been pushed forward to the edge of the plot.

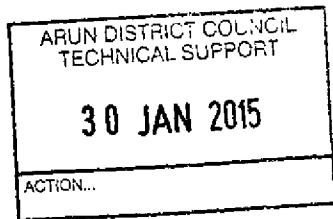
This proposal, whilst without question being totally un-neighbourly would also appear to contravene aspects of planning recently approved (AW/208/11), whereby it was stated (Marquis Way) is a "Private residential estate comprising detached dwellings of identical character and design".

In accordance with Arun District Council Local Plan GEN7; (AW/200/10) as a condition of approval stated "*The materials and finishes of external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building*".

Yours faithfully,



John Farrant



24 Marquis Way
Bognor Regis
West Sussex
PO21 4AT

Assistant Director, Planning
Arun Civic Centre
Littlehampton
West Sussex
BN17 5LF

28th January 2015

Sir

Planning Application: AW/353/14/PL

I wish to register my objection to the proposed redevelopment of 11 Marquis Way, on the following grounds:

1. Design and Appearance

The plans show a property out of keeping with the remainder of the estate. The new property will have white rendered finish to part of it, a flat roof and balcony to its front and side which is in marked contrast to the all brick construction and pitched tiled roofs on all the properties (including the one in question as it is pre-development). The other 5 houses on the front have south facing balconies only. I note that 2 other properties within the road have had extensions (agreed at Planning) which are sympathetic to the character of the road.

2. Building Line

The plans show the development will extend beyond the current building line, on the Southern and Western side.

3. Appearance of the Immediate Area

The property commands an important aspect, being the one facing the entrance to the road and the beach. As such it will be out of keeping and have a negative impact on the vista.

4. Safety and Traffic

The private road has not been built to a standard which would be adopted by the Local Authority. The heavy vehicles used in demolition and construction are likely to have a deleterious impact upon the properties adjacent to the road, with potential for disturbing their foundations and unacceptable damage to the fabric of the road. The road is narrow and will restrict manoeuvring - presenting a real danger to residents whether as pedestrians or in vehicles.

Yours faithfully

A solid black rectangular box used to redact the signature of Mr P Zacal.

Mr P Zacal