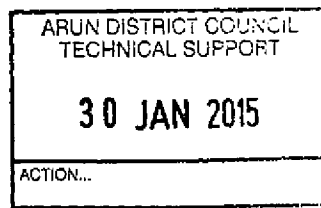


SZO.

7, Marquis Way,  
Milverton,  
Barnstaple Regis.,  
27/01/15



Development Control,  
Arun District Council,  
The Arun Civic Centre,

Ref SW/353/14/L - 11 Marquis Way -

Dear Sirs,

When my wife and I purchased our house, No 7 on the Pavilion Estate over ten years ago, we were both very happy with the overall impression of the estate, in that there was a nice feel of uniformity in design, materials and layout, with no house being in an obviously prominent position. Unfortunately, the proposal to demolish No 11 and build a replacement, albeit on the same footprint, to a design so totally different in terms of construction materials and colouring is just not acceptable either to me or to my wife.

I would draw your attention to the architects "Design and Access Statement" where they state that their design will have a "heightened visual impact". This will certainly not be the case; while vander is "a deliberate proposition to break the monotony of a single external

well material" - but I prefer it that way. The 'Statement' goes on to claim this development will have "a much tighter visual relationship" and that they "aim" to develop the house so that it "contrasts with, yet complements" the properties immediately adjacent. Surely a total contradiction?

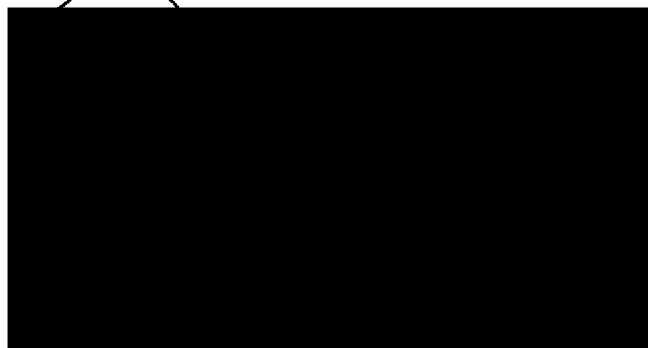
Other considerations refer to the "private beach access" which is the statutory access for emergency services and the Environmental Agency. The estate has a duty to maintain this access way, so that it cannot be used for parking of contractors' vehicles either for the demolition or for any subsequent building operation. This being the case, where do contractors leave their vehicles? Outside the estate on Craigweil Lane perhaps? If not, how will possible damage to our unadopted road be made good? And who will pay for any such repair?

Finally, where other properties have been modified or added to such work will have been carried out in context and in accordance with the Local Plan - Policy GEN 7 - so why should this proposal be exempt? The proposed building will not conform to the requirement that the materials and finisher is to match the colour and

textures of the external walls and roof of the existing building - a condition that was stipulated to house No 8 when our neighbours wished to extend in 2010, and almost certainly to other modifications now on the estate.

I trust that I have made myself clear insofar as I am totally opposed to this proposal, whilst I am not against the design of the proposed house, No 1, on its own merits, it is the suggestion that it would be acceptable in this situation is mistaken. Also comparisons with other developments are not relevant - they are not on Marquis Way.

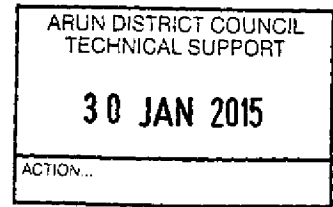
Yours Faithfully,



SZD

7 Marquis Way,  
Aldwick,  
Bognor Regis,  
West Sussex PO21 4AT.  
26<sup>th</sup> January 2015

Development Control,  
Arun District Council  
The Arun Civic Centre,  
Maltravers Road,  
Littlehampton, B17 5LF



Re Reg. AW/353/14/PL - 11 Marquis Way

Dear Sirs,

On the 19<sup>th</sup> December a package was put through our front door with proposed plans to knock down no. 11 Marquis Way & build another house on the plot. To say I was shocked is to put it mildly & I would like to object in the strongest possible way.

My objections are listed below & I do hope you will take these into account when looking at this flawed application.

- 1) Marquis Way is a small private estate of a mix of 27 houses & bungalows of similar design, built in brick & all with pitched roofs. The proposed property is white with a flat roof & completely out of character with our estate.
- 2) The plot size for this house is far too small. No space for an individual driveway and very close to neighbouring property not only sideways but at the front as well. With no 11's proposal to have a balcony at the front of the house they would

looking into the back gardens of adjoining properties. Also all principle rooms ie. kitchen, study, living room & bedrooms would be overlooked not only from the balcony but also from a higher viewpoint on the third floor.

- 3) The roads on our estate are part block paved, narrow with very little space for extra parking. Where would lorries etc. park whilst working on the house?
- 4) The proposed new garage for No.11 would mean that when reversing out it would be directly onto the road. A hazard for neighboring properties coming out from their own forecourt along the road in front of his garage.
- 5) No.11 gave us examples of various houses that have been built in the area & with every single one they are not on an estate with similar designed houses. The plots are bigger & have their own driveways & certainly not as close as No.11 would be on Marquis Way.  
I would also point out that when the architect mentions similar properties on the plans he has mis-spelt Craigweil Lane & Felpham & it does make me wonder how well the architect actually knows our particular area.
- 6) We are a very friendly, small private estate, all opposed to the demolition of a perfectly good house & the upset it would cause to all of us whilst demolition & construction was taking place.  
I do so hope you will consider the above & vote against it.

Yours faithfully  
[Redacted Signature] (Mrs. Marion Allen)