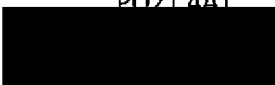


Mr Gary Booker  
1 Marquis Way  
Bognor Regis  
West Sussex  
PO21 4AT



*For the attention of Mr Simon Davis, Case Officer*  
Arun District Council  
Littlehampton  
West Sussex  
BN17 5LF

28 January 2015

Dear Sirs

**Reference: Planning Application: AW/353/14/PL**  
**Demolition of No 11 Marquis Way and to replace with a new residence proposed by**  
**Mr P Greenwood**

I write in connection with the above planning application. I have examined the plans and as a local resident of Pavilions Estate Marquis Way I know the site well. I wish to object strongly to the proposed new structure.

Marquis Way is a small estate comprising of twenty-nine properties, made up of a mix of houses and bungalows. The properties are of similar construction with the finish consisting of sloping, black slate tiled roofs and brick outer walls. The Estate is well-laid out, and the look-feel of the properties is consistent and complementary due to their identical character and design.

The proposed development is sighted in a prominent position viewed along the main access road and the adjacent beach. The proposed development has a flat roof and dissimilar finish to the walls. The proposed design is totally out of character with the rest of the Estate. The visual impact will be considerable, distracting and I feel the proposed structure would overwhelm the estate.

Should you require further information please do not hesitate to contact me.

Yours faithfully



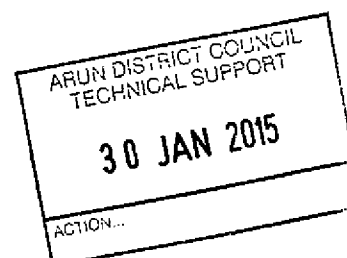
G. Booker

SZD

8 Marquis Way  
Aldwick  
Bognor Regis  
West Sussex  
PO21 4AT

23 January 2015

Assistant Director  
Arun Civic Centre  
Maltravers Rd  
Littlehampton  
West Sussex  
BN17 5LF



Dear Sir,

**Planning Reference Number AW/353/14/PL**

I write to object to the above application in the strongest possible terms. My house No. 8 is one of the four closest houses to the proposed development. In his report AW/208/11 the Planning Officer described the estate as "a private residential estate comprising of detached dwellings of identical character and design". The proposed construction can not in any be described as being sympathetic to the existing locality and is completely out of character with all other buildings on the estate and will have an adverse effect on the appearance of the estate. In the case of my own planning application AW/200/10 the planning officer granted the application with a condition (3) "The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building." The reason, quoting the planning officer "In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

The proposed building will compromise my privacy and is in contravention of local planning policy (Policy DEV 19).

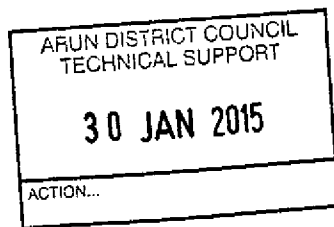
There is a safety issue in that the proposed garage door will open directly onto the pavement endangering pedestrians and having a restricted view of traffic.

In summary my objections are:-

1. The proposed building is completely out of character with the estate in design appearance and layout.
2. The proposed building will have a negative impact on the appearance of the estate.
3. My privacy will be compromised.
4. The proposal is in direct contravention of the planning history of the estate.
5. The safety of pedestrians and traffic.

*Yours faithfully*





6 Marquis Way,  
Bognor Regis,  
Po21 4AT.  
22/01/2015

Attn. Mr. Simon Davis,  
Principal Planning Officer.

Dear Mr Davis,

Re. Planning Application:AW/353/1PL  
11 Marquis Way,Bognor Regis ,PO21 4AT.

I am writing to you to express my familys grave concerns with regard to the proposed planning application by Mr.Greenwood at 11 Marquis Way.

We are strongly objecting on the following points and trust you will take these into consideration when looking at this application.

1.This proposed dwelling is completely out of character with the rest of the estate.

All residents on this estate have always had a very tolerant approach to extentions/improvements to properties here but up until now all have been in keeping with the traditions that these houses were built to.

The fact that this proposal is so radically out of keeping with the rest of the estate makes one question the motives behind it.

2.All residents lives on this estate will be impacted by the movement of heavy plant,trucks and machinery while demolition,removal of construction matter and deliveries are ongoing while Mr. Greenwood and his family will not have to suffer any of the disruption.

This will take in the regions of months or perhaps years to finish.

3.The roads on this estate were built to a construction that did not allow for heavy traffic on a regular basis on completion.

Drains are low lying under the road and we are concerned that serious damage could occur to communal drain and sewage pipes.

4.The amount of traffic during the works would make for serious disruption .This estate has very limited free parking for visitors and we are concerned the amount of work vans ,trucks etc. will make parking and movement of residents vehicles very difficult.

5.There are many elderly residents and young children living here who use the communal green for events and play areas as well as the access to the beach through the residents gate adjoining No.11.

The danger to them as well as everybody else will be intolerable during the demolition and construction period.

We feel most strongly on Health and Safety Issues especially harmful

dust and pollution during this period.

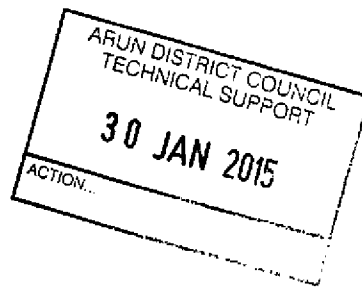
6. There is only one entrance to vehicular access onto the estate and this will impact seriously with everyday life with the extra movement of commercial and heavy vehicles during the demolition and construction period.

7. We realise that you as planning officer have to take a detached view on this matter but I sincerely hope you take on board that the disruption, danger and inconvenience to all residents young and old during this time will be unimaginable.

Yours Sincerely,  
Derek Silver and Family.



S20



28, Marquis Way  
Bognor Regis  
West Sussex  
PO21 4AT  
22<sup>nd</sup> January 2015

Simon Davis  
Arun Planning Department  
Arun District Council  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex  
BN17 5LF

**RE: Planning application AW/353/14/PL**

Dear Mr. Davis,

I wish to object to the proposed demolition and rebuild of 11, Marquis Way, Bognor Regis, PO21 4AT.

I have lived on the estate since 1995 when it was originally built.

My objections are as follows:

- **Design and Appearance.** The design and resulting appearance of a flat roofed, rendered house with extensive first floor balconies will differ from all other properties which are constructed of brick with a pitch roof of either slate or concrete tile. The plans show that the south and west facing elevations extended beyond the existing building line. The south facing building line was enforced when planning approval was granted for the extension to No.15
- **Highway Traffic and Safety.** The estate road was laid down once all properties had been sold. The road is not adoptable because it is constructed for light residential traffic with restrictive width. There is limited parking on the estate. Demolition and rebuild will be a lengthy process and result in potential damage to the road and pavements. There is also the health and safety risk to residents and their children. The ramp to the west of No.11 needs to be kept clear at all times to allow emergency vehicles statutory access to the beach.  
  
The design shows that cars will drive straight out of the garage on to the road raising a safety issue for 5 other residents using this section of the estate road.
- **Planning History.** Previous extensions to Marquis Way properties have, according to planning approval conditions, all had to "match in colour and texture those of the existing buildings" (AW/200/10). This proposal does not.
- **Privacy.** Several properties not currently overlooked in any meaningful way, will be as a result of a first and second floor north and west facing balcony.
- **Appearance.** The proposed design will have a major negative visual impact within the estate but also from the beach and from properties opposite the entrance to Marquis Way. In the case of the

approval for the extension to No.19 (AW/208/11), attention was drawn to it being a “private residential estate comprising detached dwellings of identical character and design”. The proposed development does not fit this description.

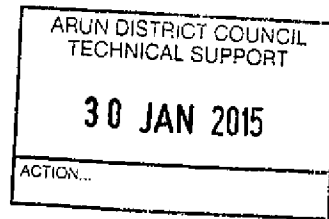
- **Overdevelopment.** I am concerned that the way that the rebuilt property is designed it could, at some future date, be converted in to three flats with consequent increase in traffic.

Yours sincerely,

A black rectangular box used to redact the signature of Mrs. R. J. Margrave.

Mrs. R. J. Margrave

S20.



26, Marquis Way  
Bognor Regis  
West Sussex  
PO21 4AT  
22<sup>nd</sup> January 2015

Simon Davis  
Arun Planning Department  
Arun District Council  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex  
BN17 5LF

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

Dear Mr. Davis,

I am a longstanding resident of Marquis Way and I wish to object to the proposed demolition and rebuild of 11, Marquis Way, Bognor Regis, PO21 4AT.

I object for the following reasons:

**Design and Appearance.** The design of a flat roofed, rendered house with extensive first floor balconies is out of character from all other properties which are constructed of brick with a pitch roof of either slate or concrete tile. The plans show that the south and west facing elevations extended beyond the existing building line. The south facing building line was enforced when planning approval was granted for the extension to No.15

**Planning History.** Previous extensions to Marquis Way properties have, according to planning approval conditions, all had to "match in colour and texture those of the existing buildings" (AW/200/10).

**Highway Traffic and Safety.** The estate road was completed when all properties had been sold. The road is not adoptable because it is constructed for light residential traffic with restrictive width. There is limited parking on the estate. Demolition and rebuild will be a lengthy process and result in potential damage to the road and pavements. There is also the health and safety risk to residents and their children. The ramp to the west of No.11 needs to be kept clear at all times to allow emergency vehicles statutory access to the beach.

The proposed planning shows access to the garage entering and exiting straight on to the road, which is a T-junction and could cause serious problems for people visiting No's 9, 10, 12,14, and 15. It will also be a danger to residents walking by.

**Privacy.** A number of properties not currently overlooked will have the intrusion of the first and second floor, west and north facing balconies, with direct site in to their house and gardens.

**Appearance.** The proposed design will have a major negative visual impact within the estate but also from the beach and from properties opposite the entrance to Marquis Way. In the case of the approval for the extension to No.19 (AW/208/11), attention was drawn to it being a "private residential estate comprising detached dwellings of identical character and design". The proposed development does not fit this description.

**Overdevelopment.** I am concerned that the way that the rebuilt property is designed it could, at some future date, be converted in to three flats with consequent increase in traffic.

Yours sincerely,

A solid black rectangular box used to redact the signature of B. Stevens.

B. Stevens