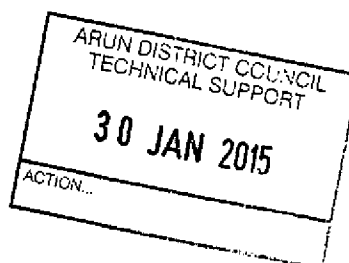


SZD



27, Marquis Way
Bognor Regis
West Sussex
PO21 4AT
22nd 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 wish to object to the proposed demolition and rebuild of 11, Marquis Way, Bognor Regis, PO21 4AT.

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

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.

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 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 properties.

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.

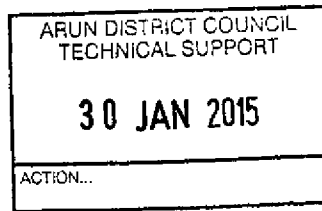
Yours sincerely,

A black rectangular box used to redact the signature of the sender.

Macyl Arthur

SZD.

8 Marquis Way
Aldwick



Bognor Regis
PO21 4AT.
22.1.15.

Assistant Director

Dear Sir,

Planning Ref. AW/353/14/PL

I am writing to oppose the above planning application.

Marquis Way is a small private estate of 28 properties with 7 different designs, it has a distinctive character of its own.

Under Arun material planning effects the design and appearance of the proposed building at No 11 is not sympathetic to the current existing layout of the estate. It would impact negatively on the appearance of the area and moreover under the Arun Local Plan, Gen 7 section (iv) it would have an unacceptable adverse impact on adjoining properties. Also Gen 7, section (iii) shows that the proposal does not respond positively to the identified characteristics of the estate and would not enhance our local distinctiveness.

Under Aruns Specific Type and Forms of Development Dev19 - the building doesn't sympathetically relate to existing buildings on the estate in design, form or materials. It will compromise the character and pattern of the street. It will have an adverse effect on the street scene and character of the area.

My house, no 8, is one of the closest to the proposal and my privacy would be compromised by this development.

2.

Thus far the planning history of Marquis Way has shown a commitment by residents to keeping any alterations / extensions within an aesthetically pleasing manner, commensurate with other properties. Indeed in my own planning application AW2/200/10 condition 3 stated 'material and finishes of external walls and roof of extension should match in colour and texture to those of existing building.' The reason for the attention to detail was in the interest of amenity in accordance with policy Gen7 of the Arun District Local Plan.

I also feel there will be an issue under Arun Local Plan Gen 7 section (vii) with safe movement of pedestrians. The proposed change in garage site will raise a further issue of garages opening directly on to pavements.

I would also like to draw attention to the fact that Marquis Way being a private estate has unadopted road standards which would be adversely affected by heavy vehicles used in such a large proposal.

I hope the above will be helpful to you in the decision process to reject this application.

Yrs faithfully,

[Redacted Signature]

Assistant Director
Arun Civic Centre
Maltavers Rd.
Littlehampton
BN17 5LF