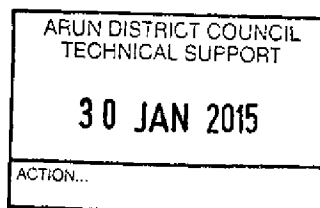


SZD

*2, Marquis Way, Aldwick,
Bognor Regis, West Sussex,* PO21 4AT

Simon Davis
Arun Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex



25th January 2015

Dear Mr. Davis,

RE: Planning application AW/353/14/PL - No. 11 Marquis Way PO21 4AT

Please accept this letter as my very strong objection to the proposed intent to demolish a perfectly good and attractive house of some 20 years of age and replace it with a modern totally unacceptable rectangular block totally at variance with every other building on this very attractive private estate.

I object on the following grounds:-

Design and Appearance.

The proposed design of a square block, flat roofed rendered building will be completely out of character with all of the other buildings on this estate which consists of several different designs but all in sympathy with the general appearance of the existing buildings.

In addition the plans show that the south and west facing elevations extend beyond the existing line. The south facing building line was enforced when planning approval was granted for the extension to No.15

Planning History on this Estate.

In previous planning applications to buildings on this estate conditions were imposed which required "match in colour and texture of those existing buildings" and in the case of No. 19 Marquis Way (AW/208/11) attention was drawn to it being a "private residential estate comprising of detached dwellings of identical character and design."

Roads, Traffic and Safety.

The estate roads were laid down on the completion and sale of all properties. The road is not adoptable because it is only constructed for light residential traffic with restrictive width. Prolonged heavy vehicular movements over these roads would result in considerable damage to the roads, pavements and possibly also the drains.

There is also limited parking on the estate.

The proposed design shows that cars will drive straight out of the garage on to the road instead of at present onto the parking area in front of the house. This raises a safety issue for at least five other residents using this section of the estate road

Should planning be granted the demolition and rebuild will be a lengthy process and result in potential damage to the road and pavements which would have to be paid for by the other residents. There is also the health and safety risk to residents and their children. In addition 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.

Privacy.

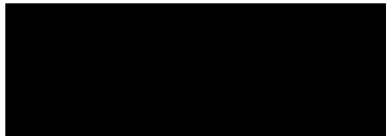
Several properties not currently overlooked in any meaningful way will be as a result of a first and second floor north and west facing balcony.

Overdevelopment.

I am also very concerned that the way the proposed building has been designed raises the serious question that either during the initial build or at some later date it can be converted into three separate apartments. This will almost certainly lead to additional parking and traffic issues on this estate.

Best regards,

Yours sincerely,

A large black rectangular box redacting the signature of John Bohnet.

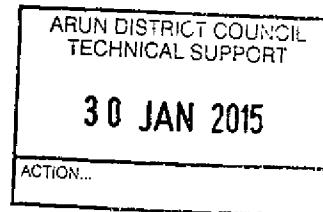
John Bohnet

S20.

16 Marquis Way
Bognor Regis
West Sussex
PO21 4AT

Friday 23rd January 2015

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



Planning application reference AW/353/14/PL

Dear Sir,

With reference to the above planning application, I wish to place on record my formal objections to the proposed development, which are on the following grounds:

The impact of un-neighbourly design on the adjoining properties.

Marquis Way is a small development of similar styled houses, which fit into the overall design of houses on Craigweil Lane and surrounding area. The plans for No.11 show a complete disregard for this. It is designed as a white, flat roofed, glass plated property which is totally out of keeping with all the houses in the surrounding area.

The visual impact of the proposed building is completely out of character with all other buildings on the estate.

The architect is proud of all his commercial properties,
<http://www.johnwheatleyarchitecture.com/Home.html>

Number 11 appears to be one of these properties and therefore is entirely inappropriate in a totally residential area and leads neighbours to believe Mr. Greenwood has other intentions than to live in the house as a single dwelling. This is further indicated by the installation of a lift and a warehouse-like metal staircase to the first floor.

The wooden barricade proposed around the property is totally at odds with the open plan neighbourhood. He is however proposing by changing the elevation from pitched to flat roofs and by constructing large plate glass windows and balconies that he can overlook his neighbours.

The unreasonable loss of privacy due to overlooking in contravention of local planning policy (Policy DEV19).

The houses on the estate were planned so that no one house was directly overlooked by its neighbour but the design for No.11 is such that this seems to be the main purpose, by placing very large windows and patio doors and balconies which will look directly into our property taking away all privacy in our home (16, Marquis Way). It is hard to understand why Mr. Greenwood would want to have balconies which are north facing and containing plants, when he has studiously avoided any gardening since his arrival allowing a pretty and well-tended plot to become untidy. So again it is unlikely that the plants would be kept alive and add to the street scene leading to and even more bleak view to the rest of the estate with no greenery

whatsoever and a stark and unattractive façade, totally out of keeping with the surrounding properties.

Health and Safety

Cars will reverse out of the proposed enclosed forecourt of No.11 and because of the barricade will be unable to see pedestrians and other cars from that part of the road. The houses were designed so that cars would pull onto the drive in front of the house and into the garage so that the driver could easily see people walking on the pavements and other cars on the road. Mr. Greenwood is proposing driving straight out over the pavement without being able to see past the barricade. If the garage door is up and over in design this could easily open straight onto a pedestrian.

The path down to the sea, as well as being needed to be kept clear 24 hours a day for Emergency services, is regularly used by the Environment Agency, and several times every day by the residents, many of whom are dog walkers, children and elderly. Part of the attraction of having a house on the estate is the beach gate and it is a real worry that with construction traffic, cranes, diggers etc. that health and safety will be compromised.

The roads on the estate were built after all the houses were constructed and are not adopted by the council as they are too narrow and also only laid on a bed of scalplings therefore not intended for the weight of large construction vehicles.

Damage to the local environment

It is also notable on the application to demolish and rebuild that Mr. Greenwood has failed to acknowledge that there are many ways of insulating and improving the energy efficiency of a house of only 20 years old rather than the cost to the environment (on top of the suffering of his neighbours while he lives elsewhere.) This has been discussed at length in academic papers such as by Power (2010). Another important factor to be considered with this demolition of a property right on the beach is the possibility of leakage or easily windblown materials into the sea and surrounding area which may have a negative impact on wildlife, such as bats and seabirds. Also the dust involved will be a health hazard to the community, young and old.

I am therefore very concerned that this planning application will spoil the whole surrounding area and cause our property to be overlooked. The demolition will cause distress not only to the neighbours, blight this area of Aldwick for a considerable time but also endanger life and nature. I request that you to reject this proposed application.

Yours faithfully,



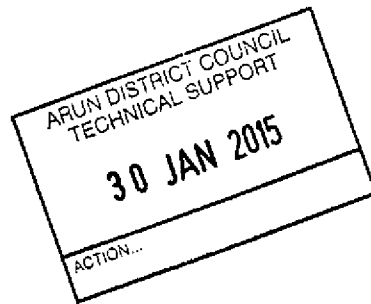
Sharon Sutton

References

Power (2010) Does demolition or refurbishment of old and inefficient homes help to increase our environmental, social and economic viability? Anne Power

http://www.ice.org.uk/ice_web_portal/media/events/housing-and-sustainability.pdf

S2D



18, Marquis Way
Bognor Regis
West Sussex
PO21 4AT

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,

We wish to formally record our objection to the proposed demolition and rebuild of 11, Marquis Way, Bognor Regis, PO21 4AT.

We have lived on the estate since 1995 as one of the original purchasers and part of the draw to the estate was the community feel and look of the buildings as they were all sympathetically built in natural, traditional materials with a range of styles but all based around the same palette of colours and textures. This gives Marquis Way a clear identity as a collective, rather than a cluster of random buildings in the same road (a situation present in other Estates we chose not to move into).

Our objections are as follows:

1. **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 line. The south facing building line was enforced when planning approval was granted for the extension to No. 15.

The prominent position of No. 11 makes the difference in appearance obvious to the majority of the Estate via the main entry road, or when accessing the beach.

By using light coloured renders, glass and metalwork, will cause the eyes of the occupiers of the adjacent properties to be drawn towards the proposed building. Currently the North facing elevation is often in shadow and this along with the subtle pallet of colours allows the eyes to look beyond the building line to the sky or seascape, depending on our elevation.

2. **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.
 - a. 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.
 - b. A traffic management plan has not been submitted and this will reinforce our concerns above.
 - c. The scale of the demolition and construction will require large lorries to be held on the roads and drives to either unload or to be loaded with demolition materials, this will significantly impact access and egress to the properties along the seafront.
3. **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.
4. **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. This is of particular concern to ourselves as at present there is no ability for No 11 to look over our garden, whereas, with the new design, people on the external staircase and balconies will have clear views of the rear of our house.
5. **Appearance.** As noted above, 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. Furthermore, it will potentially set a precedent which could start the deconstruction of the character of the Estate.

6. **Overdevelopment.** We are seriously concerned that the way that the proposed building is designed could, at some future date, be converted in to three flats with consequent increase in traffic.

Yours sincerely

A large black rectangular redaction box covering the signature of Denis and June Johnson.

Denis and June Johnson

