

Astron Properties Limited

12 Malmayne Court
Aldwick Fields
Aldwick
Bognor Regis
PO21 3SW

ARUN DISTRICT COUNCIL

21 MAR 2018

RECEIVED

Development Control
Arun District Council
The Arun Civic Centre
Maltravers Road
LITTLEHAMPTON
West Sussex BN17 5LF

19 March 2018

Dear Sirs

AW/43/18/OUT – 261 Aldwick Road, PO21 3QU

This Company objects to the proposed Planning Application.

Astron Properties is the Management Company for Malmayne Court which is situated immediately west of the proposed development. The boundary between the proposed development and Malmayne Court are governed by a 5' 6" close boarded fence owned by Astron Properties.

The individual Owners of Malmayne Court (20 flats) all pay a Maintenance Service Charge and this ensures that the buildings and gardens and other communal areas are maintained to a high standard. There are also Lease conditions attached to the Complex which govern the manner in which the Complex is operated. This includes no children to play in the communal areas, no washing lines, no animals and a control of type of vehicles that can stay in the car parking areas. These conditions are firmly upheld by the Management Company and thus guarantees the enjoyment of a peaceful environment.

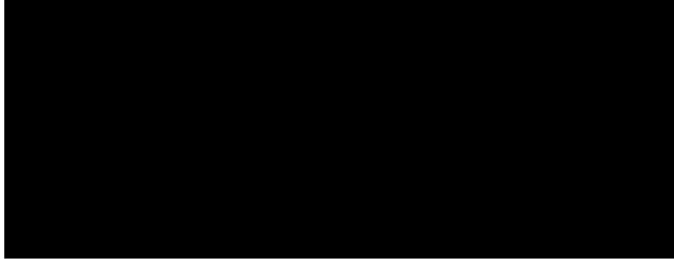
The effect of the proposed development will seriously affect the current situation, particularly the size and number of properties in the proposed Application. The rear block will dominate the area and will materially affect the general outlook of Malmayne Court.

Delivery vans and other vehicles requiring access to these proposed houses would need to drive into the proposed development because parking on the main Aldwick Road could be considered dangerous, particularly due to its proximity to the roundabout. It is for these facts in mind that we are concerned that vehicle movement and family activities from the proposed four houses would drastically affect the way of life of those living in Malmayne Court.

The proposed Application would require a number of trees and shrubs to be removed and this will, of course, affect the dominant view that Residents of Malmayne Court enjoy at present. The Application indicates landscaping will take place, but we can see little room that could assist in alleviating our objections to the overall development of this site.



D. Rambridge (Director)



D. Parker (Director)