

Aldwick Bay Estate

*Aldwick Bay Company Limited
6 Coastguards Parade, Barrack Lane
Bognor Regis, W Sussex. PO21 4DX*



Mr P Turner
22 A'Beckets Avenue
Aldwick Bay Estate

9th April 2021

Dear Mr Turner

Planning Applications No. AW/75/21/HH & AW/85/21/HH

As you had not contacted the Board of Directors regarding these two planning applications, the first we knew about them was when we were informed by Arun District Council, which meant we did not have the opportunity of discussing them with you.

At our recent Board meeting we discussed both applications and do have some concerns, which we now should convey to Arun. I will outline them below.

Regarding the application for the first-floor extensions, front detached garage, and rear garden summer house we feel that we could not support the detached front garage in its proposed position as it is forward of the general building line on the east side of A'Beckets Avenue. We feel this would create an unwelcome precedent and would be detrimental to the general street scene. We could only support such a garage if it were no further forward than the house at No24 A'Beckets Avenue.

Regarding your proposed rear garden basement, we are unable to support this as such a development might have an adverse effect on neighbours and might give way to flooding, as the water table in and around the Estate is mixed. As you are aware there is no surface drainage in A'Beckets Avenue and the road soak-away drainage often overflows and takes a long time to disburse. There is also a water course along the rear gardens on the east side of A'Beckets Avenue, which continues down West Drive and onwards towards the beach area, and we understand that some of the drainage ditch may have been filled in by residents from both on and off the Estate.

We note that your property does not seem to have any access from the front drive to the rear garden, so we must ask how the work will be achieved, with so much soil being removed and

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being replaced by concrete, that alone would be unwelcome to your neighbours and may be to the detriment of anyone using A'Beckets Avenue.

Yours sincerely

Phil Hitchins
Planning Director

CC Arun District Council
 Aldwick Parish Council