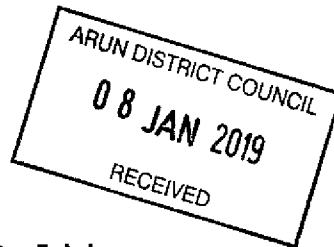


34 Minton Road
Felpham
Nr Bognor Regis
Sussex
PO22 7JN



17th Jan 2019

Dear Mr Crowther

Timberly, The Ridgeway, Beach Estate, Felpham

Planning Ref No: FP/263/18/PL

We are writing to comment upon the above referenced planning application.

We welcome our new neighbours to the beach estate and can see that great care has been taken to ensure the new building is sympathetically designed to be in keeping with the immediate surroundings.

We do however have one formal objection and one further comment/ suggestion:

Objection:

In accordance with the covenant within the conveyance document (17th Aug 1987 Clause 3) for the sale to us of the Timberly garage site, it was specifically agreed *"by the Vendor for herself and her successors in title"...(b)"not to construct or cause to be constructed any access point into Minton Road from the Retained Land"*.. ie the remaining Timberly site. We therefore wish to object to the creation of the new side gate access.

Timberly is already well served with 2 existing access points into the rear garden;

1. side access down by the newly proposed garage (along northern boundary)
2. rear access out of the rear garden across the eastern boundary (as was specifically provided for in the 1987 conveyance of the garage site).

We see no reason to create a further access point and break up Timberly's long established Minton Road boundary line. In particular Minton Road already suffers on occasions from unauthorised parking along this boundary line which would potentially be encouraged (even on a temporary/ drop-off basis) if a new Minton Road rear access point to Timberly was created.

The proposed access point is directly opposite our own property's driveway, thereby creating a potential hazard for our own parking and access purposes when a vehicle is parked there. This would also be unsightly, particularly from our kitchen bay window seating area, from where we would much prefer to continue to enjoy our view of an uninterrupted Timberly boundary line, as was contracted to in the 1987 Conveyance.

Suggestion:

One assumes that it would have been preferred to maintain a privet hedge on the Minton Road boundary line, consistent with the adjacent allotments/ Minton Road boundary line and in keeping with the semi rural/ beach side character of the estate. Unfortunately the privet hedge is now beyond recovery and we fully understand that the new owners want to create a secure boundary, as has been proposed with the 6ft high brick wall with brink piers. May we suggest however that this is constructed with the character of other walls on the estate in mind, perhaps, as an example, incorporating some Sussex brick and flint features, with a view to softening the overall appearance?

Thank you for your consideration.

Yours sincerely,

A large black rectangular box redacting the signature of Mr & Mrs Lionel R Kirby.

Mr & Mrs Lionel R Kirby