

Mr T M Holland
14 East Avenue
Bognor Regis
PO22 6EG

15 July 2020

Dear Sir,

Planning Permission Objection reference: M/40/20/HH – 12 East Avenue PO22 6EG

The following are my objections to this plan:

1. Over-development of the estate whereby the frontage of the building will be more imposing and intrusive to the visual aspect from the road and completely out of character with the neighbourhood, that could set a precedence for other over-developments throughout the Harefield Estate further taking away the attractiveness and appeal of this area. This proposal would be the only property of its type on the estate. (See attached photographs of similar style chalet bungalows on Harefield Estate).
2. The flyover construction is not in keeping with the estate buildings. The dwelling currently is a bungalow with one dormer.
3. Over-development of the site/plot leading to loss of the open aspect of the locality and overbearing proximity to the border with 14 East Avenue.
4. Additional dormer is top heavy and too large for the character of the building. Moreover it is top heavy compared to adjacent bungalow (no.11).
5. The proposed clear window on front east elevation will allow visibility into 2nd bedroom of no. 14 East Avenue (currently Miss Connie Holland's bedroom). This in turn allows the same potential intrusion on both properties' privacy. There is also the ability to look from this window directly into the conservatory of no.14.
6. The second storey tiled wall would preside over the garden and patio area of no.14 totally out of keeping with the current open feel to this vicinity and impacting upon the pleasant ambience currently in place.
7. The proposed flyover plan shows three substantial concrete foundations for steel columns and it is unacceptable to have vibration and load bearing structures close to the 1937 foundations of no.14 which are only 400mm deep.
8. As a result, if the plans are approved there would need to be a party wall agreement.
9. The house deeds from the Harefield Estate Ltd do not permit such a flyover structure.
10. The house deeds of the Harefield Estate Ltd require permission from the estate company and this has not been granted.
11. There will be an impact upon shading and loss of daylight, noticeably more with the low angle of the sun in mid-winter. With the construction being just over a metre away from our boundary there will be an increase on shadow length and frost pockets in the shaded area even allowing for the planned extension roof being angled lower than the existing roof apex.

I expect that these objections will add clarity to the planning proposal.

Yours faithfully

Tim Holland

