

Green Banks
Ancton Lane
Middleton-on-Sea
West Sussex
PO22 6NL

1st August 2014

Mr D. Sullivan
Arun Planning Dept
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF.

Re: Planning Application M/47/14/PL
Grasmere
Ancton Lane
Bognor Regis
West Sussex
PO22 6NL

Dear Mr. Sullivan,

I write with regard to the above planning application. The proposed new development is fundamentally the same building proposed in a previous application, M/8/14, and we object to the proposed replacement dwelling for the following reasons.

1. The new dwelling is an over development of the site and of a scale that is not in keeping with location, neither is it in relation to all the remaining properties in the lane to the East of the proposed development which it is immediately adjacent to (Little Croft, Greenbanks, Petite Etoile and Hazelbanks). It is comparable in height and visual impact to the house to the West (Cherrybank), although owing to lack of clarity on the street scene elevations it is difficult to ascertain the precise height. Cherrybank is set further back than the bungalow it replaced and is on a much larger plot, with its building line matching the properties to the West of it, so as not to be overbearing on the street scene and the single storey properties to the East. The proposed new dwelling would dramatically alter the street scene. The attempt to alleviate concerns with regard to adjacent properties by placing the building further forward in the plot increases the overbearing impact on the street scene without giving sufficient relief for surrounding properties. With regard to the ridge height it seems logical that the proposed dwelling should be set back, not forward, in the plot to be in keeping with scale, street scene and previous developments.
2. Our concern is that the increased number of bedrooms and bathrooms and subsequent occupancy of the proposed new house will put a further strain on the already over stretched foul water drainage for Ancton Lane. The developers' documentation envisages occupation by future "larger families" which would support this concern.
3. The new dwelling will seriously affect our privacy and the peaceful enjoyment of almost all our rear garden and terrace area as the rear 2nd storey windows of the proposed building will directly overlook us. The extent of the upper rear windows in

the proposed building will compromise the privacy of the properties around it and its own. In addition to this it should be noted that the right to privacy, a family life and to peaceful enjoyment of ones home are well established rights in law. Please see the attached photograph demonstrating the current impact Grasmere has on privacy. Grasmere is the tiled roof, central, in the photograph (already received, see M/8/14).

4. In response to some of the points raised in the application. The area is semi-rural and not "heavily residential." There is no development on the North side of Ancton lane and development ends on the south side at Hazelbanks. Greenbanks and Petite Etoile have a comparable footprint to the proposed dwelling but achieve similar living space on a single storey. The small dormer on Little Croft is at the front only.

Yours sincerely,

Simon Warde
Caroline Warde