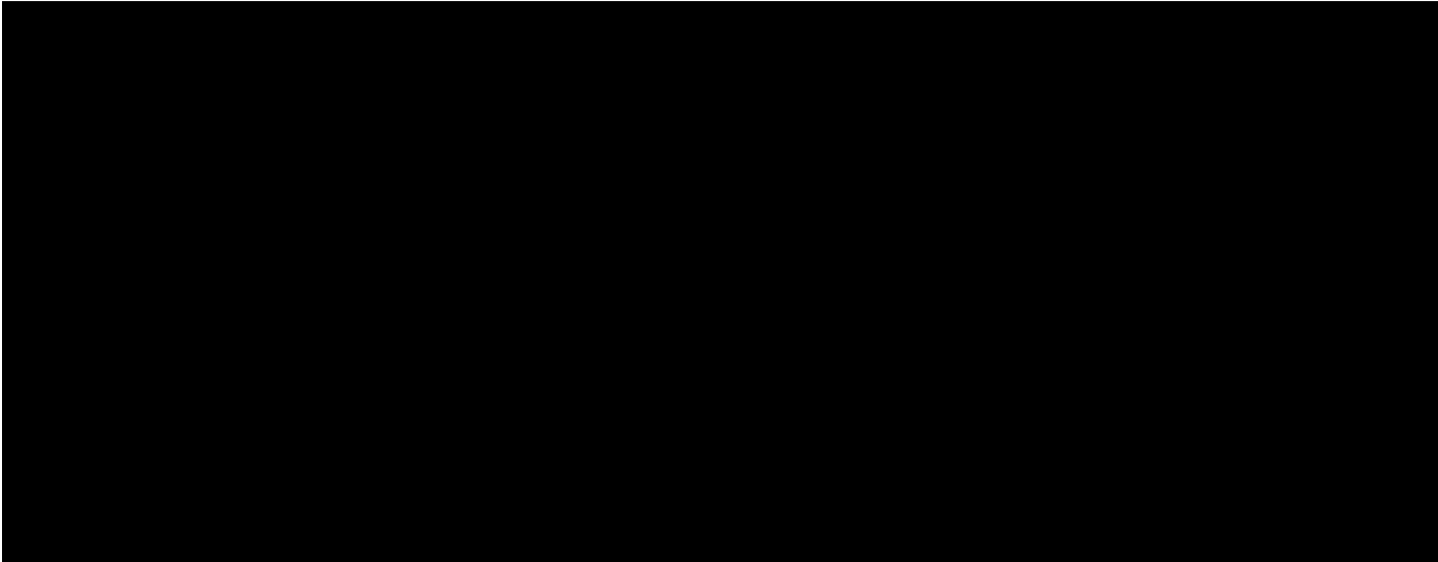




From: Chris Westbury [REDACTED]
Sent: 30 October 2017 07:56
To: David Easton
Cc: Planning; 'Abi Hudlass'
Subject: M/94/17/PL 72 Ancton Way Bognor Regis PO22 6JP
Importance: High

Dear Mr Easton

Re: M/94/17/PL 72 Ancton Way Bognor Regis PO22 6JP

Further to objections raised in connection with the proposed development at the above address I have attached a copy of our response for your consideration in determining this application.

I am happy to discuss the points raised in order to obtain a successful resolution to the submitted application and will be available all day on my mobile should you wish to call me.

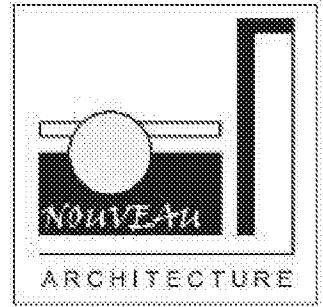
Kind regards

Chris Westbury BA (Hons) MCIAT

Nouveau Architecture

9 Bere Lane
Knowle Village
Hampshire
PO17 5GL





**N265 – 72 Ancton Way Bognor Regis PO22 6JP
October 2017**

In response to objections raised to the planning application ref: M/94/17/PL – (Demolition and erection of 1 no. dwelling with integral garage) we would like to address the following points.

1) The ‘Art Deco’ style of property is out of keeping with other properties in Ancton Way.

As can be seen in the photographs below there is a great variety of architectural styles locally with no defining character. This was also acknowledged at the Pre-application stage with the following statement;

It is considered that the variation of properties is such that the proposed Art Deco inspired dwelling would not unacceptably impact on the established character of the locality.

We also note the Middleton Parish Council has raised no objection to the application.

2) Full height doors to the first floor rear elevation.

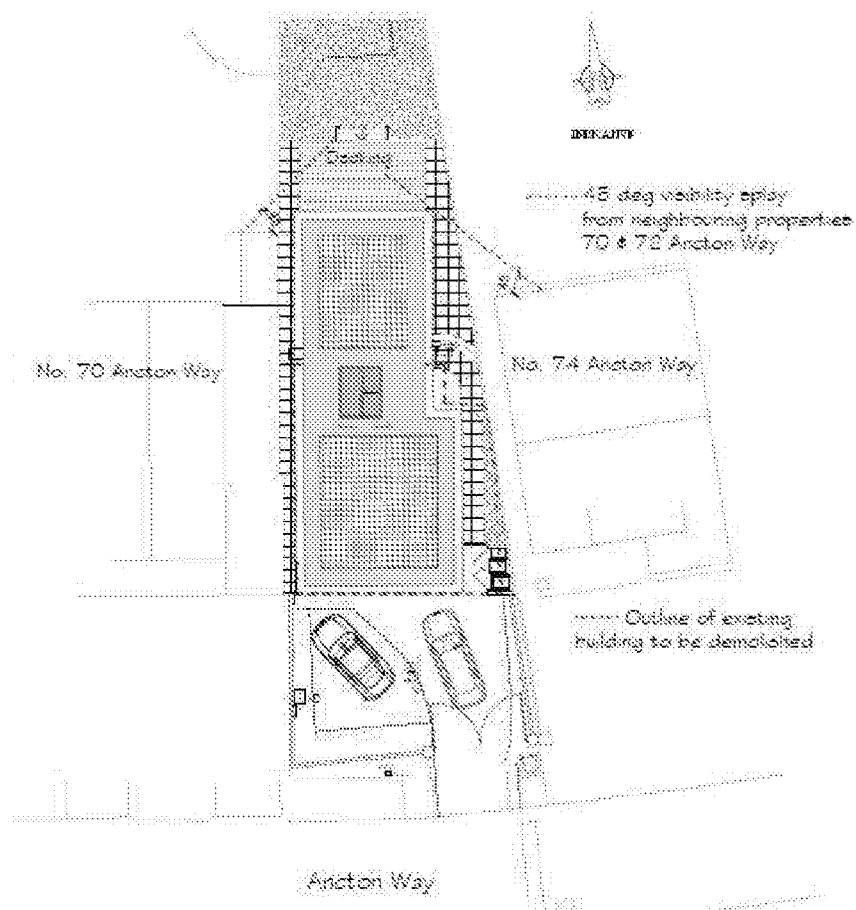
The doors offer no greater opportunity for overlooking than windows would on this elevation. Doors have been incorporated to maximise light into the room and are in proportion to the size of the room. There is limited opportunity on the side elevations for windows in terms of planning (overlooking/privacy) and building regulations (Approved Document B Fire regulations).

3) Balcony to the front elevation.

The Balcony has been incorporated to the front elevation to break up the mass of the building and is characteristic of this style of architecture. In terms of overlooking balconies to the front elevation are deemed to be less intrusive as those to the rear. Front gardens in most cases are open to public view and it is therefore not so critical in terms of protecting the occupier’s privacy. The photographs below show numerous examples of balconies to the front elevation.

4) Proximity of building to boundary

Below is an extract of the site plan N265/PL02 which shows the existing building footprint highlighted in red. This shows that the distance to the boundary to the west with number 70 is no worse than the current situation and the boundary to the east with number 74 is greatly improved with over 1m at the narrowest point. Building close to the boundary does have its complications but it's nothing that a competent builder cannot overcome which is evident by the number of buildings on or near the boundary shown in the photographs below.



5) Boundary wall

The boundary wall to the front elevation is to provide a degree of security and other examples of a similar height wall are noted locally as shown in photographs 11B & 29 A below.

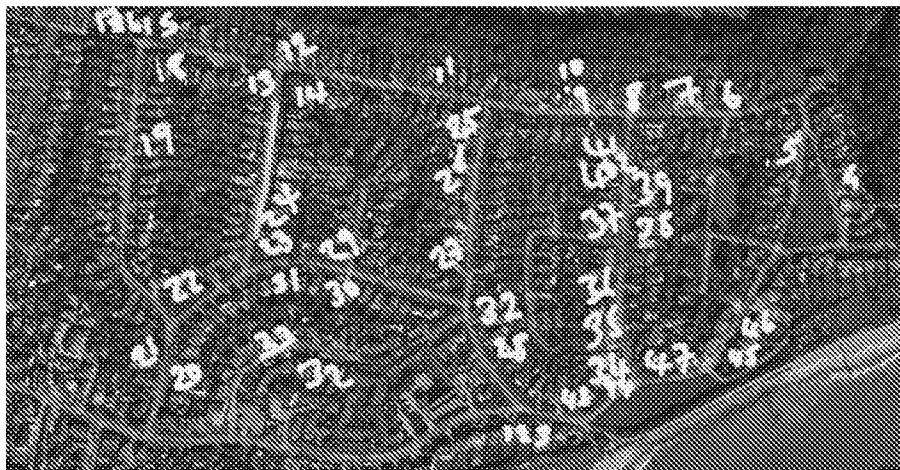
Photographic Evidence

The following photographs show the diversity of building styles within walking distance of the site and is by no means exhaustive. It should be noted that many are constructed either on the boundary or very close to it and have balconies to the front elevations.

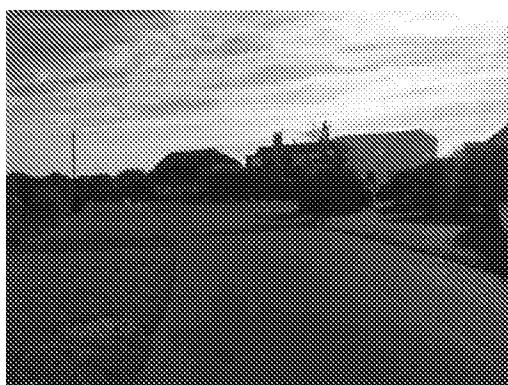
Key to photographs

'A' = somewhat different to the 'norm' more following the eclectic nature of the area.

'B' = Properties which are very close to the boundary, over looks, or/and has balconies.



Location plan – site marked with a red dot



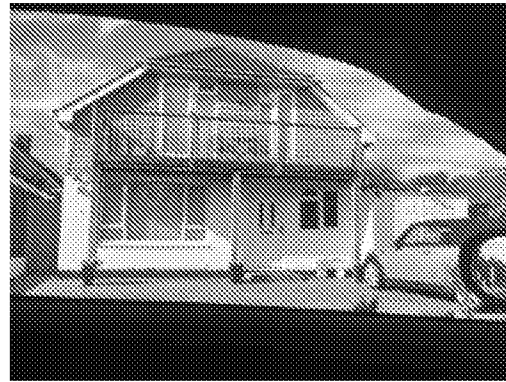
1, 2 & 3



1A



4A



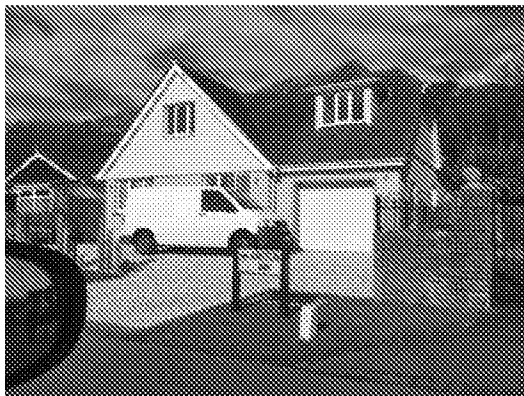
5A



5AB



7A



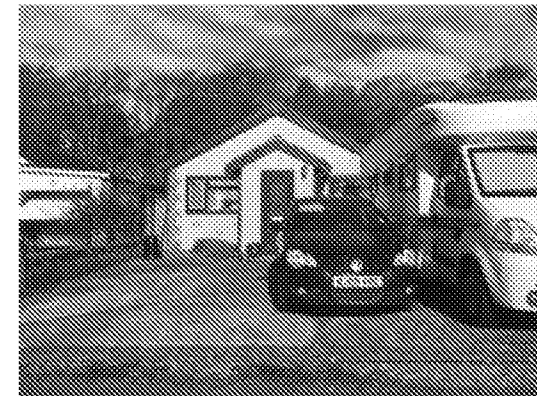
8A



9B



9B



10A



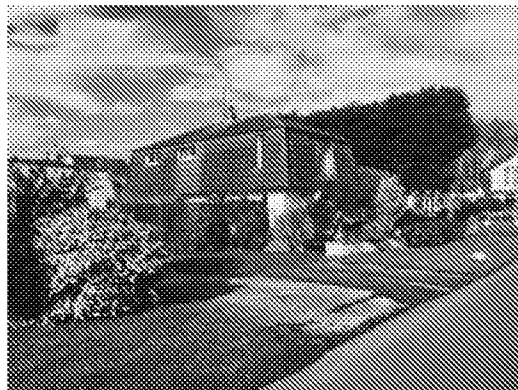
11B



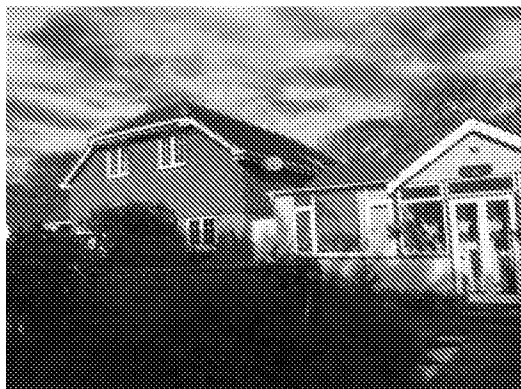
12AB



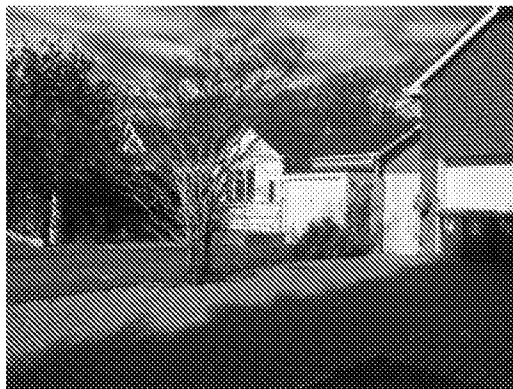
12AB



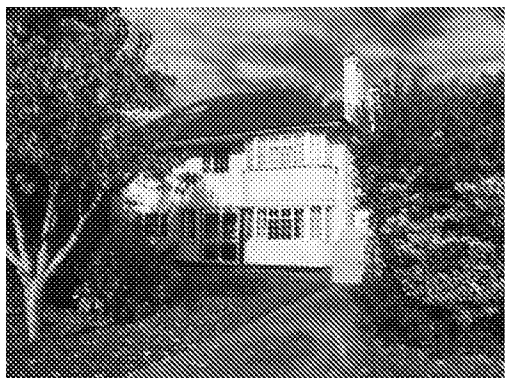
13A



15AB



15AB



16A



17AB



18A



19AB



20A



21B



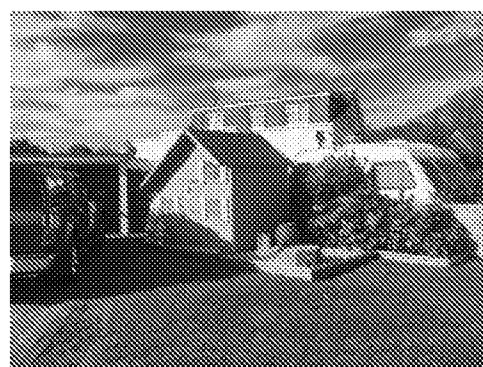
22A



23A



24B



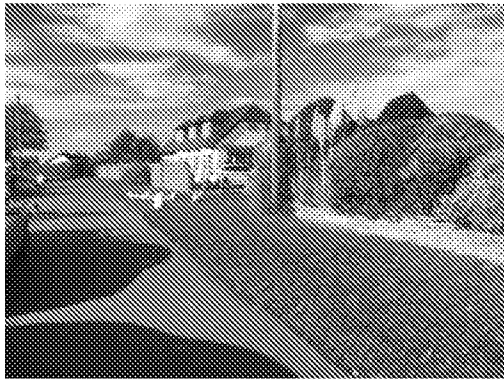
25A



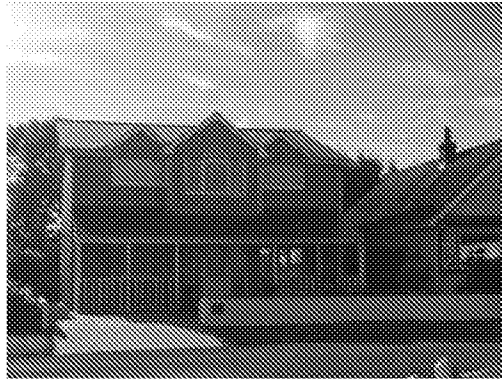
27A



28A



29A



30A



31A (Balcony)



32AB



32AB



32AB



33A



33A



34A



35A



36A



37A



38AB



39AB



40B



41AB



42AB



Ancton Way



Ancton Way – N.B Balcony