

Martin Reynolds
7 South Avenue

Bognor Regis
PO21 3QS

Your Ref: OWPC25834

Our Ref: BR/10/20/PL 14-01-2020

Please ask for:
Finlay Gardner

2nd March 2020

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Replacement of 2 No. timber windows, 1 No. timber bay window & 1 No. timber door all with PVCu windows (only bedroom window will be sliding sash) & door. This application affects the character & appearance of The Steyne, Bognor Regis Conservation Area.

8A Sadler Street Bognor Regis

Thank you for your internet representation made on 28th February 2020 which has been recorded as '**support**' with the comments as follows:

Dear Sirs,

Prior to this application, we sought pre-application advice [REDACTED]

We wanted to know if we would be permitted to change all the windows in the flat, including the wooden bay window in the lounge - which faces out into the main street scene (West st).

We presented a case in support of our plan, including photos of other properties in the area .In particular wilton house in west.st which despite being in the conservation area, was granted planning permission for rear facing plastic windows, setting a precedent we argued.

We understood that pre application advice would be taken into account in any full application later.

Consequently I am dismayed to see that it seems to have been omitted from the documentation on line ,depriving other interested parties a chance to read it and diminishing our case. Particularly as the conclusions of this advice clearly suggests that if the west st. street scene remains unchanged then planning permission would likely be granted - see scanned excerpt below.

Please note that we subsequently modified our proposal to take this advice fully into account ; seeking now to only change those windows at the rear, in Sadler St. Leaving the West St lounge window unchanged, as required.

yours sincerely

martin reynolds

Conclusion of pre planning advice [REDACTED]

" Based on the above comments I conclude that were an application for planning permission be submitted it would be likely to be refused for the following reasons;

The replacement of the existing traditional timber windows with PVCU windows would detract from the character and appearance of the Conservation Area. The proposal neither preserves nor enhances the special character of the Conservation Area and conflicts with policies DDM1, DDM4 and HERDM3 of the Arun District Local Plan and the NPPF.

Should an application be submitted for replacement windows with timber proposed to the street scene and PVCu to the rear at Sadler Street, it is likely this would be acceptable."

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning