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25th May 2021

Bognor Regis Regeneration Board
c/o 24 Bonnar Road, Selsey
Chichester
West Sussex
PO20 9AT

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: BR/120/21/PL
Site Address: The Royal Hotel The Esplanade Bognor Regis PO21 1SZ
Description of works: Variation of condition 2 imposed under BR/257/20/PL relating to approved plans (changes to the elevations of the western end of the building). This application affects the character & appearance of The Steyne, Bognor Regis, Conservation Area.

Thank you for your internet representation made on 25th May 2021 which has been recorded as support with the comments as follows:

OWPC36676

1 of 2 In preparing its response to this application the Board has taken into consideration Arun District Council's strategic vision and policies for the locality of Bognor Regis town centre outlined in the Arun Local Plan 2011-2031, the Bognor Regis Masterplan, the Bognor Regis Masterplan Planning Policy and the Bognor Regis Neighbourhood Development Plan. Furthermore, the Board endorses and promotes the established placebranding values for Bognor Regis, as follows:

BOLD - A beacon for a bold future
INNOVATIVE - Blue sky thinking
FUN - Ready for fun

In summary, the Board supports this proposal.

The application is for amendments to the approved plans for the former Royal Hotel granted under the permitted planning permission BR/257/20/PL. The building enjoys a prominent situation, being a strategic and sensitive seafront site located within the Steyne Conservation area.

The Board notes that the amendments sought affect only the western end of the building, formerly known as Jack Rabbit Slims nightclub and not the former Royal Hotel portion which is now fully completed and occupied. Having examined all the application documents including the Design & Access Statement and proposed plans the Board would comment as follows:

- The proposed relocation of the restaurant entrance to the south elevation aligns with the primary pedestrian and vehicular traffic flows, improving local connectivity and enhancing the building's impact on this western gateway to the town centre. The creation of the south facing lobby facilitated by the relocation of the entrance serves to emphasise the seafront location, reinforcing Bognor Regis's coastal identity, building on the restaurant as a 'destination' and bringing greater enjoyment through an enhanced sense of place.
- The accessibility provision enabled by the new lobby treatment is noted.
- The amended glazing treatment to the south and west elevations, although contemporary in design, serves to strengthen the connection of this modern extension to the sensitively restored period former Royal Hotel portion through the lower ground floor window treatments. Additionally, the improved natural light to lower ground floor level can only serve to enhance the experience of both visitors and staff.
- The additional balcony area improves the amenity of the first floor apartment through an increase in outside space, improving the enjoyment and wellbeing of residents and reflecting the varied balcony arrangements of the traditional street scene.
- The relocation of the apartment lobby entrance does not appear to adversely impact on the surrounding residential area in any significant way.
- The amendments to the location and quantity of doors accessing the restaurant to the rear would not appear to significantly impact the surrounding residential area and it is noted that these changes are to support the restaurant in external service provision, increasing the economic activity and benefit of the building to the town centre.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther

Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.