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28th May 2021

JB Cosgrove  
32 Longford Road  
Bognor Regis  
PO21 1AG

**Case Officer:** Mr S Davis  
**Telephone:** 01903 737874  
**Email:** [Simon.Davis@arun.gov.uk](mailto: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 27th May 2021 which has been recorded as an objection with the comments as follows:

OWPC36822

This variation takes the approved plans one step too far in terms of adverse impact. It has to be asked WHY the applicant did not make this current proposal part of the original.

The Jack Rabbit was itself a late-on use of the old restaurant area of the Royal, doubling eg for receptions etc. There were no flat above it, that was the accepted use. This variation is an attempt to cram in more flats on top of the proposed 'destination restaurant'. (There will be another such just along the Esplanade on the old theatre/skatepark site if the Project Sunrise permission is implemented.

Unlike that proposal, this variation is NOT in keeping with the architectural heritage of The Steyne. As with the original proposals for the Beach Hotel site this must be ruled as out-of-character. There is also additional parking requirement, The Steyne has no additional capacity. County Highways should be consulted specifically on extra parking inc on The Esplanade.

There is a fulsome support from the BR Regeneration Board. One has to ask whether anyone from the applicant organisation is a member of that Board and if so whether there was a declaration of pecuniary/prejudicial interest when it was discussed there?

We need such variations to keep faith with the design heritage of this area, Steyne and old hotel, and to discourage applications being made which are then added to, once given consent, with unsuitable addendum.

On parking, one would assume that not only restaurant but flats parking would fund itself mainly routed onto the Esplanade but also crammed into The Steyne and associated streets where already there is no space spare.

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](mailto: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](http://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.**