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28th May 2021

Alison Sheppey
Flat 2, 6a The Steyne
Bognor Regis
PO21 1SB

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 27th May 2021 which has been recorded as an objection with the comments as follows:

OWPC36828

The Steyne is part of the Conservation and a heritage site on the seafront of Bognor Regis. It is in close proximity of Grade II Listed buildings including The Royal Norfolk Hotel. The current plan is taller than the original building. The layout and density of the building of the proposed development is inappropriate as is larger than previous original west side of the building. It does not give a nod to the heritage of the conservation area. It is not in keeping with the stylistic context of the original building and area. It will have negative impact on the amenity or number 2 and 4 the steyne, through over looking, overshadowing, loss of day light and loss of privacy. It will cause traffic problems, which has already been impacted by the number of flats in the refurbishment building. Reduced car parking from more new residents.

There is history of rejecting similar developments- ie on Waterloo Square where the Mud Club was - the original 'square box' design was rejected on design aesthetics, etc. This proposed West Side will not be inkeeping with this seafront area ... this is prime position, on a prominent corner of the seafront. This should offer Design Excellence and create substantial, quality architecture for the conservation area, creating a building with a legacy for Bognor Regis.

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.