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14th September 2020

Chris Swann
Flat 8, Regis Court
High Street
Bognor Regis
PO21 1HZ

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 & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No: BR/122/20/OUT
Site Address: Garth House High Street Bognor Regis PO21 1HQ
Description of works: Outline application with some matters reserved for demolition of Garth House and West View to be replaced with 20 No. self contained apartments consisting of 10 No. 1 bed and 10 No. 2 bed apartments.

Thank you for your internet representation made on 13th September 2020 which has been recorded as an objection with the comments as follows:

OWPC29562

Dear Sir,

My primary objection to the planning application (ref: BR/122/20/OUT) is due to the lack of ANY parking provision for the increased amount of dwellings on site. Whilst I admire the planning applications desire for residents to be 'green' and 'eco' and use a combination of public transport and cycling, I do not believe this to be a practical solution. Increased dwellings will undoubtedly lead too an increased amount of cars on already busy roads. I live in Regis court opposite the proposed site where at busy times (evenings/weekends) the road is already full with residents and visitors cars and as such it can often be difficult for my own visitors to find parking.

The application is an over development of site and the proposed building will be at least twice the size and another story higher. This will lead to a reduction in light for surrounding buildings and mean existing buildings will be directly overlooked.

I would also like to see a more accurate rendering of what the outside of the building will look like, currently the 'existing and proposed street scene' do not convey for example what the building will be made from and how it will fit in with other buildings in the area.

As far as I can see on the current plans provision for bin storage is inadequate. Considering Regis court (around the same number of dwellings as the proposed) has two purpose built buildings, one each for recycling and normal household waste, with c. ten wheelie bins in each, the two small squares at the front of

the proposed development are unlikely to be enough. This could lead to an unsightly overspill of waste not in wheelie bins attracting vermin and creating an unpleasant odour.

Thank you for taking the time to consider my objection,

Yours Sincerely,

Chris Swann.

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 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 Development Control 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 Development Control 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.