



Bognor Regis Town Council
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Your Ref: OWQC23571
Our Ref: BR/125/19/PL
Please ask for:
Mr S Davis

27th June 2019

Dear Sir/Madam

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

Side & 2nd floor/roof extension to existing mixed use building to provide additional retail space at ground level, 1 No. new 1st floor studio flat in side extension & 2 No. studio flats in new 2nd floor.

Existing 1st Floor 1 bedroom flat to remain.

1-2 The Parade Argyle Road Bognor Regis

Thank you for your internet comments made on 26th June 2019 which has been recorded as **'an objection'** with the comments as follows:

OBJECTION Members object to planning application BR/125/19/PL on the grounds that it is a departure from the Arun Local Plan Policy D DM4 whereby any extension or alteration does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties. The proposal to increase the existing building by another storey, and to extend the footprint to the southern boundary wall, will adversely affect the neighbouring property and the gardens of those located at the rear.

The side extension will also see the loss of two off-street parking spaces with the proposal unlikely to meet the needs of future occupiers of the proposed 3 No. studio flats. This will result in an increase in pressure for on-street parking spaces which will be harmful to the amenity of local residents by way of increased conflict/competition for existing spaces and the need for residents to park further away from their dwelling. It is therefore contrary to policies T SP1 and QE SP1 of the Arun Local Plan. It would appear that the plans do not include a proposal for cycle storage.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning