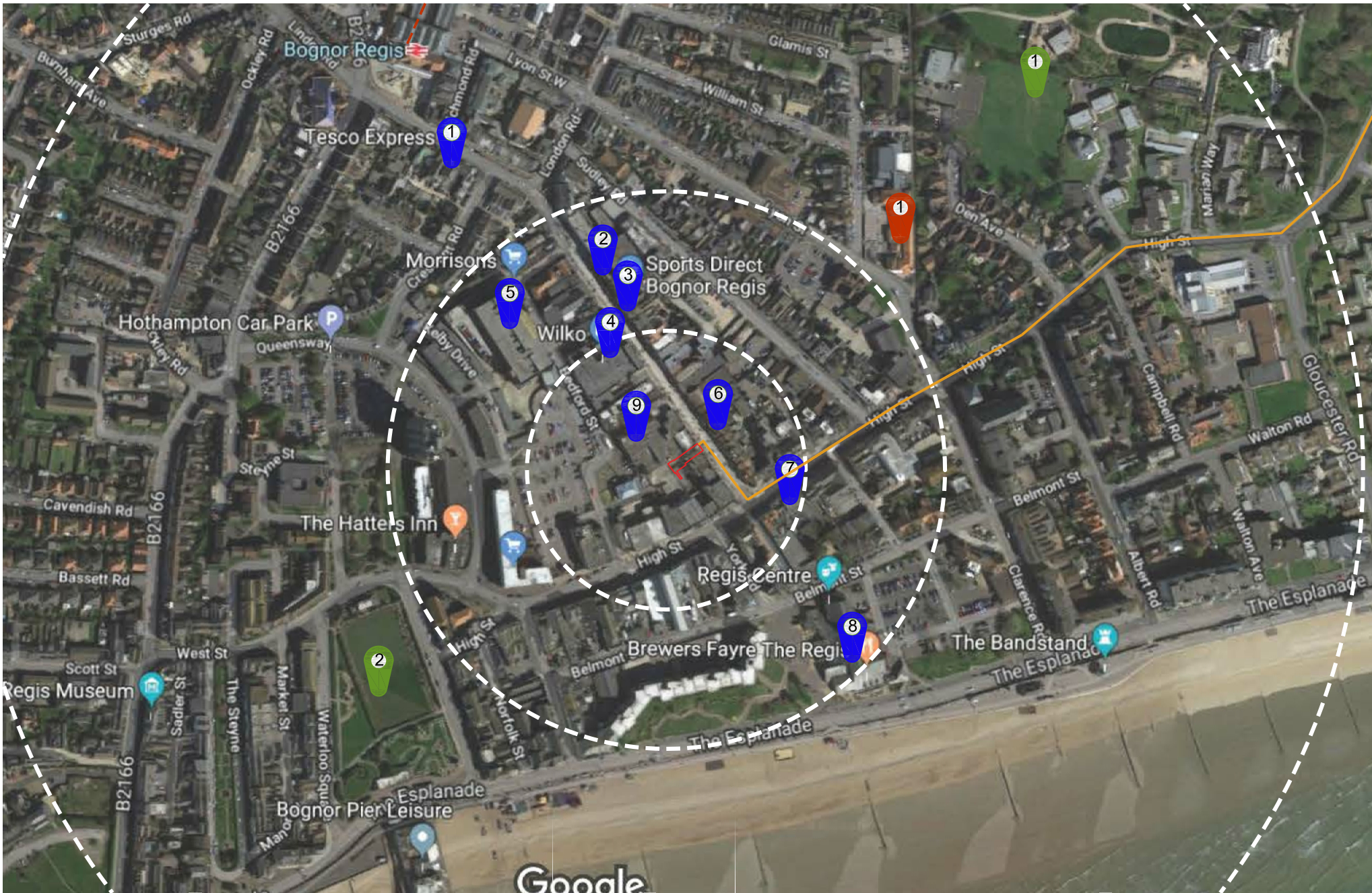




# SURROUNDING CONTEXT

The application site sits within the town center, it comprises a parcel of land situated between 2b and 4 London Road with its range of commercial and retail premises.

The site is in a highly accessible location. The site is within walking distance to key service and facilities. The site is located within a 4 minute walk of Bognor Train Station. Given the site's highly accessible and sustainable location, combined with the guidance contained within paragraph 105 of the NPPF, it is considered that appropriate levels of parking provision could be less than stipulated within current WSCC guidelines; subject to WSCC highways agreement.

The whole of London Road, along with neighbouring residential streets of London Road lie within a Controlled Parking Zone.

London Road is defined by a mix of commercial uses at ground floor level and supporting uses above. Such supporting uses typically comprise either office or residential uses. London Road is a fully pedestrianised street with no vehicular access and there is a strong differentiation in the character of the western and eastern sides of London Road. Buildings to the eastern side are typically finished in red brick with pitched roof forms at first floor level and above. Conversely, buildings along the western side have a more formal flat

3. Extended site context diagram.

|                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div> Schools</div> <div>1.St Mary's RC Primary School</div> | <div><div><div> Retail</div><div>1.Tesco express</div><div>2.Boots</div><div>3.Sports Direct</div><div>4.Wilko</div></div><div><div><div> Retail</div><div>5.Morrisons</div><div>6.JD Sports</div><div>7.Barclays Bank</div><div>8.Bognor Regis Theatre</div></div><div><div><div> Retail</div><div>9.New Look</div></div></div></div></div> | <div><div><div> Parks</div><div>1.Hotham Park</div><div>2.Waterloo Square Gardens</div><div>3.West Park</div></div></div> <div><div><div> Route to London via A29</div><div> Train Line</div></div></div> |
|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

COMMERCIAL UNIT WITH RESIDENTIAL DEVELOPMENT OF THREE FLATS.  
LAND BETWEEN 2b & 4 LONDON ROAD ,  
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# SITE CONTEXT

## Site Area Context

The application site comprises a parcel of land of approximately 0.03 hectares in size situated between 2b and 4 London Road, Bognor Regis. The site is currently open and undeveloped. The site is bounded to the north west and south east by 2 - 3 storey developments which comprise commercial uses at ground floor and office uses above. These adjacent buildings are identified as Buildings and Structures of Character (locally listed). The site falls along a primary shopping frontage.

It is understood that, historically, the site is used under temporary consent for the siting and use of market trading stalls under planning permission BR/278/14/PL



1. Existing Buildings, Looking North



2. Existing Buildings, Looking South-East



3. Existing Buildings ,Looking North-East



4. Existing Buildings , Looking to London Road



5. Existing Buildings ,Looking West



6. Site view ,Looking East



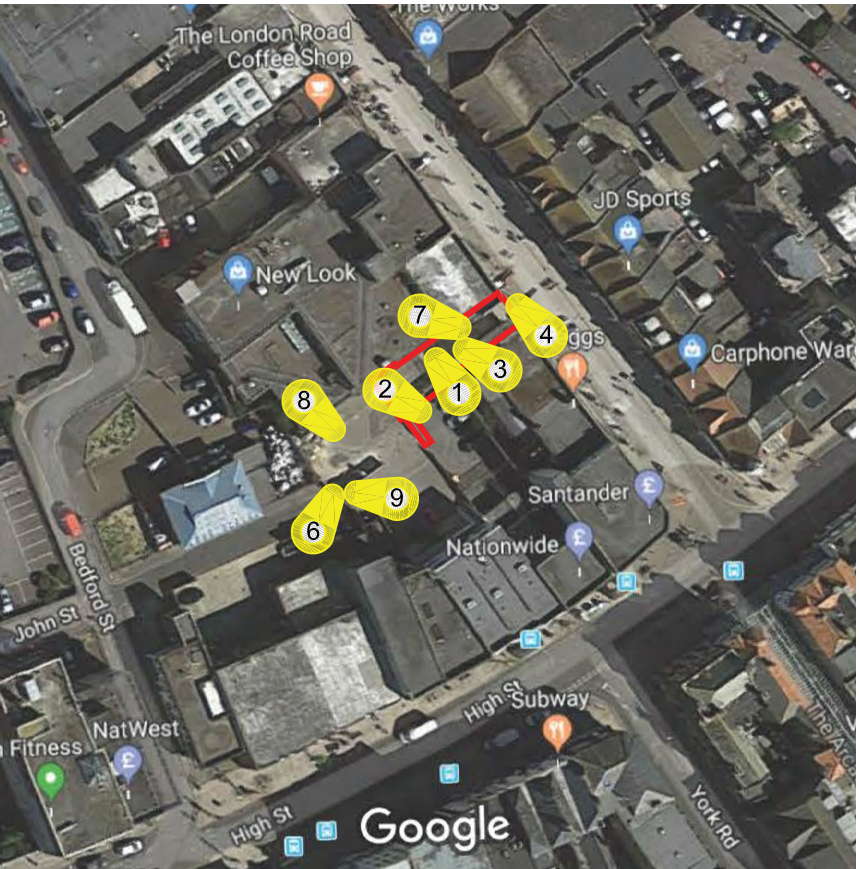
7. Existing Buildings ,Looking East



8. Site view,Looking East



9. Site view ,Looking North



4. Views surrounding site - character & context

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