

23rd March 2026

Bognor Regis Town Council
Mrs J Davis
Town Hall
Clarence Road
Bognor Regis, West Sussex
PO21 1LD

Case Officer: Hebe Smith
Telephone: 01903 737626
Email: hebe.smith@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/14/26/PL
Site Address: Bottom Flat 9 Stocker Road Bognor Regis PO21 2QH
Description of works: Proposed annexe to rear garden which is ancillary to the main dwelling. This application is in CIL Zone 4 and may be CIL liable.

Thank you for your internet representation made on 23rd March 2026 which has been recorded as an objection with the comments as follows:

OWQC82312

OBJECTION

Members object to this application for the following reasons:

Garden Grabbing and Overdevelopment of the Plot (Arun Local Plan Policies D SP1, D DM1; NPPF Paras 124 & 130)

The proposed annexe represents an unjustified and over-intensive form of backland development within the rear garden of the property, commonly referred to as garden grabbing .

Policy D SP1 requires development to make efficient use of land while respecting the character and constraints of the site, and D DM1 requires proposals to respond positively to local context, including density and layout.

The introduction of a separate built form within the garden would erode the established pattern of development, which is characterised by dwellings with private rear amenity space, and would result in a cramped and incongruous form of development.

This is contrary to paragraph 124 of the NPPF, which requires development to make efficient use of land while maintaining a strong sense of place, and paragraph 130(a) which requires development to add to the overall quality of the area.

Potential Overlooking and Loss of Privacy (Arun Local Plan Policy D DM1; NPPF Para 130(f))

Insufficient information has been provided in relation to the orientation of windows, sight lines, and potential overlooking impacts on neighbouring properties.

Given the siting of the proposed annexe within the rear garden, there is a clear risk of direct overlooking into neighbouring gardens and rear-facing habitable rooms, resulting in a loss of privacy.

Policy D DM1 requires that development does not result in unacceptable impacts on neighbouring amenity, including overlooking and loss of privacy.

The absence of clear details prevents a full assessment of these impacts and raises significant concern that the proposal conflicts with paragraph 130(f) of the NPPF, which requires a high standard of amenity for existing and future users.

Lack of Sufficient Information to Properly Assess Impacts (NPPF Para 134)

The application does not provide sufficient detail regarding design, scale, height, or the positioning of openings to enable a full and proper assessment of its impact on neighbouring properties and the surrounding area.

High-quality design and clear supporting information are fundamental requirements of the planning process. In the absence of such detail, the Local Planning Authority cannot be satisfied that the proposal would achieve an acceptable standard of development.

This is contrary to paragraph 134 of the NPPF, which requires development to be visually attractive, sympathetic to local character, and based on a clear understanding of context.

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. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. 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.

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/what-happens-next>.

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/planning-application-search>

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
<https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>