

FW: Updated - Applications BR/184/25/PL and BR/185/25/L - The Royal Norfolk Hotel, Bognor Regis

From Hebe Smith <Hebe.Smith@arun.gov.uk>
Date Thu 11/12/2025 14:35
To Planning.Responses <Planning.Responses@arun.gov.uk>

 3 attachments (249 KB)

2025830.05 A2 PROPOSED ROOF PLAN.pdf; 2025830.06 A2 PROPOSED ELEVATIONS.pdf; Action Sheet v6 BR-185 v2.docx;

Hello,

Please can these plans be swapped with the ones we currently have on file, and could you also reconsult Martyn (on both). Action sheet attached.

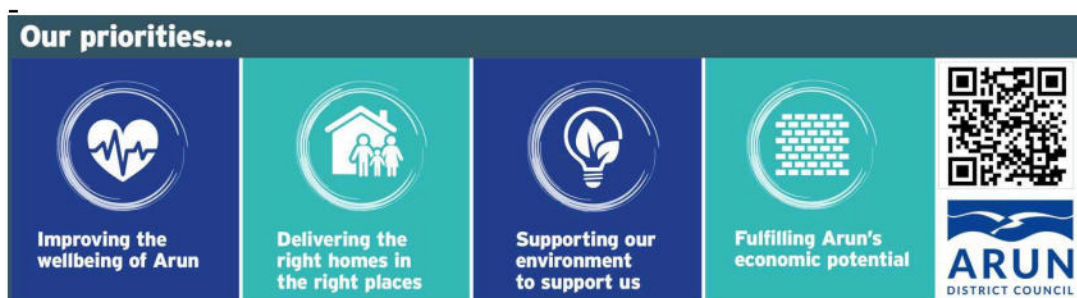
Thanks very much,

Hebe Smith (she/her)
Senior Planning Officer, Planning Department

T: 01903 737626
E: hebe.smith@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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From: Joe Colannin [REDACTED]
Sent: 10 December 2025 20:49
To: Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: Updated - Applications BR/184/25/PL and BR/185/25/L - The Royal Norfolk Hotel, Bognor Regis

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Hi Hebe,

Please find attached the updated drawings as requested, this new design orients the panels at the front of the building in a landscape configuration and we've lowered them further down away from the ridge, where previously they were portrait and sat higher at ridge level.

This will mean the panels now will sit lower down on the roof, away from the ridge line, ensuring they are not visible from the highway. Additional panels have been sited on the rear elevations, to ensure the overall system size is retained, whilst minimising visual impact.

As you can see from the updated drawings you can no longer see the panels on the principle elevation, hopefully this can now be supported and recommended for approval.

However if you need anything else please just let me know, many thanks.

Kind regards
Joe

On Wednesday, 10 December 2025 at 10:04:07 -00:00, Hebe Smith <Hebe.Smith@arun.gov.uk> wrote:

Good morning,

Thank you for the update. I would need to receive any amended plans by the end of this week in order to accept them as part of the current application.

I look forward to hearing from you.

Kind regards,

Hebe Smith (she/her)

Senior Planning Officer, Planning Department

T: 01903 737626

E: hebe.smith@arun.gov.uk

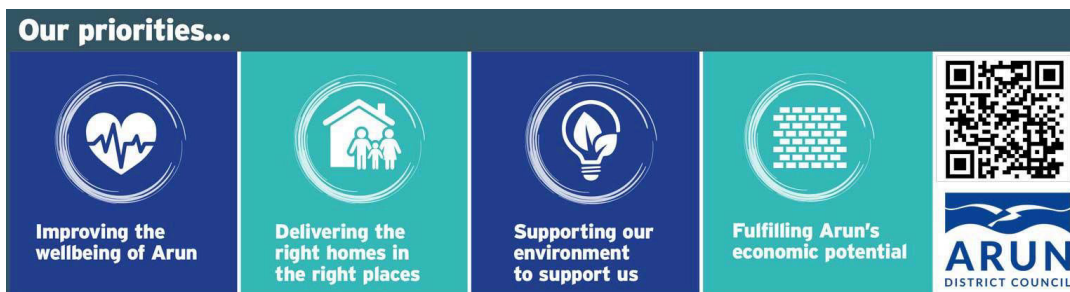
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From: Joe Colannin [REDACTED]
Sent: 09 December 2025 15:04
To: Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: Re: RE: Applications BR/184/25/PL and BR/185/25/L - The Royal Norfolk Hotel, Bognor Regis

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Hi Hebe,

Just to keep you updated, we've looked at the panels and managed to create a new layout to suit your comments but just waiting to hear back from the client on the tweaked arrangement.

Will come back to you as soon as possible, many thanks.

Kind regards

Joe

On December 2, 2025 at 10:32 AM Greenwich Mean Time, Hebe Smith <Hebe.Smith@arun.gov.uk> wrote:

Good morning,

Thank you for getting back to me. I appreciate that the applicant would want to avoid a significant reduction in the number of panels. However, I wondered whether there was any potential for rearranging the panels, to make them less visible on this elevation, possibly by situating more panels on the flat roof sections, and/or changing the orientation of the existing panels on the front roof section?

Kind regards,

Hebe Smith (she/her)

Senior Planning Officer, Planning Department

T: 01903 737626

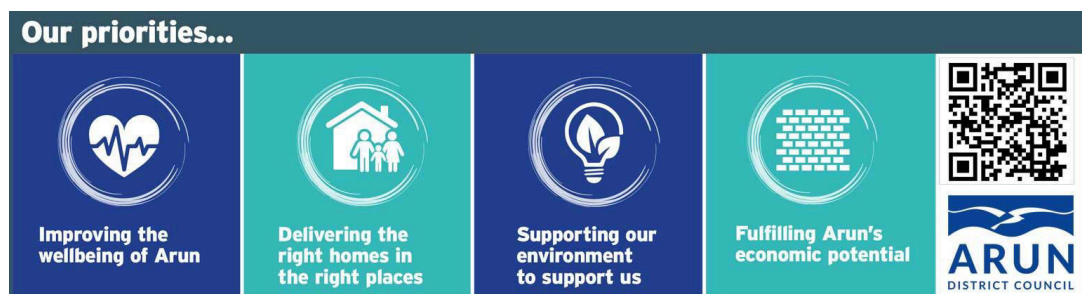
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From: Joe Colannin [REDACTED] >

Sent: 27 November 2025 17:25

To: Hebe Smith <Hebe.Smith@arun.gov.uk>

Subject: Applications BR/184/25/PL and BR/185/25/L - The Royal Norfolk Hotel, Bognor Regis

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Hi Hebe,

Please see below in relation to your conservation officers comments, please let me know your thoughts...

We would like to avoid removing panels from the front run, this would reduce the system size significantly and change the financials behind the proposal. The hotel is a large power user and requires as much green electricity as it can generate. Energy costs are a significant outlay for the hotel, and the solar panels form a key part of the plan for the ongoing sustainability of the business.

I have attached some images below. The roof cannot be seen, unless you stand at the other side of the road (on the boundary of the beach), in which case the very tops of the roofs are only just visible. We would argue that this will cause no harm, as the roofs are invisible from most aspects, and where they are visible, you are standing far enough away that it won't have any appreciable impact. I would also argue that the addition of the panels, and the clean carbon-free electricity they will produce outweighs any limited visual harm. The panels will help the building remain open and an active part of the Bognor Regis community for years to come.







Kind regards

Joe Colannino

From: Hebe Smith <Hebe.Smith@arun.gov.uk>

Date: 27 November 2025 at 12:06:22 -00:00

Subject: Applications BR/184/25/PL and BR/185/25/L - The Royal Norfolk Hotel,
Bognor Regis

To [REDACTED]

Good afternoon,

I have received comments from our conservation officer on your application for the installation of solar panels at the address above. The comments are attached. As you will see, the conservation officer has identified less than substantial harm, which is caused in particular by the solar panels on the front roof slopes. Would you be willing to consider the removal or rearrangement of the proposed panels on the very front of the roof, to avoid these being visible on the principal elevation?

I look forward to hearing from you.

Kind regards,

Hebe Smith (she/her)

Senior Planning Officer, Planning Department

T: 01903 737626

E: hebe.smith@arun.gov.uk

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