

Ian Hall
47 Esplanade Grande
Esplanade
Bognor Regis
W. Sussex
PO31 1NY

Your Ref: OWPC15241
Our Ref: BR/194/17/PL 30-06-2017
Please ask for:
Richard Temple

16th August 2017

Dear Sir/Madam

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

Demolition of the existing Foreshore office & decommissioning of existing underground toilets. New purpose built unisex toilet block including urinals, baby changing facilities & accessible WC, plus a separate beach office with public information point & first aid facilities. All located on the existing seafront promenade.

Promenade Opposite Clarence Road The Esplanade Bognor Regis

Thank you for your internet representation made on 15th August 2017 which has been recorded as '**an objection**' with the comments as follows:

*Richard Temple, Planning Section
Arun Civic Centre
Maltravers Rd, Littlehampton
BN17 5LF*

15th August 2017

Dear Mr. Temple,

OBJECTION TO B/194/17/PL

There is no information to suggest that a comparison of costs has taken place. Surely it must be very much cheaper to refurbish the inside of the existing toilet block and update the Foreshore Office (including disabled toilet facilities) than to fill in and make good the toilets then build two new buildings. Even in the long term it must be cheaper to maintain the inside of the toilets and the inside and outside of the Office compared with the inside and outside two buildings. Both new buildings have slender overhanging roofs which will be prone to damage during storms, compared to the existing one which has stood the test of time. Not only that, the toilet block will have six doors and unless they have some form of control over their movement, they, and their frames will need a lot of attention because of wind circulation round it. For your Council's information, the meeting room at the Bognor Town Hall last night was filled with local residents and there there was not one applauded the proposed design; instead there was strong support for maintaining the existing Office. It of course forms part of Bognor's promenade heritage (Space and Place describe it as 'a traditional Victorian seaside town') - and surely this is part of the attraction of Bognor for visitors from the cities and countryside and therefore well worth protecting. I would question the validity of the whole application when there has not been a cost comparison made of the existing options before proposing to spend other people's money in this way.

The toilet block design lacks public decency. Anywhere else I have ever been, a basic design requirement seems to have been to not have cubicle doors- never mind the WC's- open to the public's view- and straight on at that. To propose such a thing when there are passers by and residents' lounge windows and balconies just across the street beggars belief. Also, the layout drawing shows the distance between the urinals to be 660mm- about 2 feet. So using that for scaling from the drawing, it is also roughly the distance that a man turning round from the urinal has to cover before he is in the public view.

Item 5 of Space and Place's application states that they have not sought local authority assistance or prior advice. It would appear also that ADC Planning Section has not given sufficient review to the details of S & P's Design & Access statement before putting their application to Council. In addition, the Design & Access statement blatantly attempts to deceive, since in Section 2.02 the Esplanade Grande (EG) building is shown faded out in their photomontage whereas Section 2.15 does not show any meaningful detail of (EG). It does show however, ultra-modern Compass Point in it's largest of four photos, which is two blocks away and not at all affected. This is an attempt to influence and deceive anyone not particularly familiar with the site into thinking the surroundings would not clash with the proposal and so potentially invalidates the document for the purpose of decision making for such a person.

Yours faithfully,

Ian Hall & Eleanor Hall.

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

Neil Crowther
Group Head of Planning