

James Davies
8 Roehampton House

SW15 5FH

Your Ref: OWPC15258
Our Ref: BR/194/17/PL 30-06-2017
Please ask for:
Richard Temple

17th 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 16th August 2017 which has been recorded as '**an objection**' with the comments as follows:

I object to the positioning of the entrances to the urinals and toilets such that they face the Esplanade, and are therefore overlooked by residents of the block of flats opposite (Esplanade Grande).

Within the design statement document it is indicated that this is intentional, partly to discourage antisocial behavior. It is utterly unreasonable to expect the local residents, whose only outdoor spaces are the balconies that overlook the proposed facilities, to have to endure this antisocial behavior and public indecency (which may well be discouraged, but will surely not be eliminated).

If such behavior is expected then the council should implement other measures to discourage it, such as CCTV, toilet attendants, regular patrols etc rather than relying on local residents as an unpaid, un-consulted and unwilling police force.

The other justification given for citing the entrances facing the apartment block is that this would make the doors easier to handle in high winds. Surely doors and/or hinges are available commercially that would negate this issue. For example the facilities could use the type of sliding door mechanism often seen in trains or on 'standalone' city centre toilets. Alternatively some form of barrier / fence / windbreak could be designed to be situated in-front of the doors.

I note that some of the other objections cite concerns regarding the width of the Promenade in the proposed location, and suggest that it would be more appropriate to locate adjacent to the garden area between Clarence Road and Brewers' Fayre. I agree that the narrowness in the proposed location not only introduces the potential for unnecessary congestion but also public safety issues (cyclists / roller-skaters etc having to come to a sudden halt). I would also note that positioning in this alternate location would allay the local residents' concerns about having to overlook the facilities, and that the positioning of the entrances such that they face The Esplanade due to the potential wind problem would therefore no longer be of concern.

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