

28th November 2025

Simon Holder
Flat 4, Allestree Court
Walton Road
BOGNOR REGIS
PO21 1NN

Case Officer: Hebe Smith
Telephone: 01903 737626
Email: hebe.smith@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (General Permitted Development) Order 2015 Schedule 2 (As amended)

Application No: BR/197/25/PD
Site Address: Allestree Court Walton Road Bognor Regis PO21 1NN
Description of works: Application for prior approval under Schedule 2 Part 20 Class A for the construction of one additional storey creating 2 No. additional dwellings.

Thank you for your internet representation made on 27th November 2025 which has been recorded as an objection with the comments as follows:

OWPC80049

I object to this application.

1. The proposed parking arrangements will not be sufficient for any more flats. The occupants of some of the existing flats have more than one car and it is highly likely that occupants of any new flats may also have more than one car and will be given the expectation they can park "off-road". The plan suggests marking out spaces for each flat, but this will not help. None of the current occupiers use their garages to store their cars because their cars are too big to fit inside them, therefore they park in the accessway in front of the garages. It is currently impossible for anyone to use their garage for its intended purpose because there is no room to manoeuvre around other people's cars. Some occupiers will therefore have to park in the road, which will add to congestion and pollution.

2. Having an additional flat above my own will result in increased noise levels which will impact my right to quiet enjoyment of my property as specified in my lease.

3. The existing stairwell and porch/front door area are dark, narrow, outdated and in need of improvement. To extend the staircase further will exacerbate logistical problems for moving furniture in and out of the building, especially as there is no fire escape and there are still no plans to provide one. The proposed extension could be hazardous in the event of an emergency, particularly for those living in the additional storey who would have further to go to reach the only available exit.

4. The existing building was designed and built in the 1970s and will not be improved by the extension. The finished project would look out of place and would not add any appeal to a building which it is admitted in the

plans has no architectural significance, i.e., it will not disguise the fact that there would be 2 odd-looking new flats on top of 5 old ones. The proposal does not appear to give the building any "green credentials": the new flats might have higher EPC ratings, but the original flats will continue to have poorer ratings due to their age.

5. It would have been courteous if the freeholder had communicated their plans with the lessees prior to this submission. After all, it is the lessees, and not the freeholder, who will have to suffer severe disruption and inconvenience during construction. We are invested stakeholders in this property, and I have some concerns about the structural integrity of the existing building being compromised if the project goes ahead.

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 including your name and address 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. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

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

