

12th December 2025

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

Case Officer: Rhiannon Lloyd
Telephone: 01903 737637
Email: rhiannon.lloyd@arun.gov.uk

Dear Sir/Madam,

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

Application No: BR/200/25/HH
Site Address: 186 Aldwick Road Bognor Regis PO21 2YQ
Description of works: Detached double garage with dormer.

Thank you for your internet representation made on 10th December 2025 which has been recorded as an objection with the comments as follows:

OWPC80227

OBJECTION - Members object to this application for the following reasons:

Impact on Local Character and Streetscape (NPPF Para 130)

The proposed garage and office, positioned prominently in front of the dwelling, are considered excessively large, visually intrusive, and wholly out of keeping with the established character of Aldwick Road, where open frontages and dwellings set well back create a spacious streetscape. The development would dominate the street scene and introduce an incompatible form of built development that conflicts with the prevailing pattern of single detached houses behind landscaped gardens.

Adverse Effect on Residential Environment and Privacy (NPPF Para 130)

The scale and siting of the proposed structure would result in an over-dominant and overbearing impact on neighbouring properties, reducing light, affecting outlook, and creating a physical barrier at odds with the open character of the area. Concerns are also raised regarding intensified activity associated with the enlarged hardstanding and constrained manoeuvring space, which could lead to vehicles reversing onto Aldwick Road, raising highway safety issues. The inclusion of WC facilities and potential for further installation suggests the building could be used more intensively than a simple home office.

Non-Compliance with the Established Building Line

By projecting forward of the existing dwelling and garage, the proposal disrupts the established building line and undermines the consistent rhythm of properties along Aldwick Road. Members consider that approval would set an undesirable precedent for similar forward-built structures, further eroding the character of the area.

Negative Visual Impact (NPPF Paras 130 & 134)

The proposed building would be highly visible from Aldwick Road and, due to its scale and position, would detract from the appearance of Aldwick Road, giving the impression of two separate dwellings.

Lack of Sustainable or Sympathetic Design

The design fails to respect or complement the character of surrounding dwellings, including the Tudor-style architecture of the host property. The proposal does not demonstrate high-quality or context-appropriate design and therefore does not meet the expectations of the Local Plan or NPPF Paragraph 134.

Conservation Area Impact

As the site lies within the Aldwick Road Conservation Area, Members consider that the development neither preserves nor enhances its special architectural and historic character. The introduction of a large, prominent structure to the front of the property would harm the area's visual coherence and is therefore contrary to conservation aims.

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.

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 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>