

E. Hackett-Jones
Sixpenny Cottage
14 Royal Norfolk Mews
Bognor Regis
PO21 2AQ

Your Ref: OWPC20664
Our Ref: BR/214/18/PL 26-07-2018
Please ask for:
Mr S Davis

21st November 2018

Dear Sir/Madam

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

Erection of four terraced residential dwellings, garden/cycle storage sheds & associated car parking, utilising the existing access - This application may affect the character & appearance of The Steyne, Bognor Conservation Area & will affect the setting of a Listed Building

Former hotel tennis courts adj to The Royal Norfolk Hotel West Street Bognor Regis

Thank you for your internet representation made on 21st November 2018 which has been recorded as '**an objection**' with the comments as follows:

The Royal Norfolk Mews Management Ltd (RNMM Ltd) owns the access drive and adjoining land to the current Mews, known as the Royal Norfolk Mews, on which the access to the proposed development will run.

The transfer document of 8th May 2008 includes a covenant giving the transferor right of access over the entrance road through an entrance to the retained land in a position to be agreed between the transferor and the transferee. This agreement was reached and the existing wooden gates were erected and a dropped kerb installed for access to the retained land. The layout of the Royal Norfolk Mews took this into account. However, the new plans deposited with Arun DC ignore this agreed positioning and place the entrance at the western extremity of the development to the detriment of the visitor parking owned by RNMM Ltd. This is unacceptable and the plan should be adjusted to reinstate the previously agreed entrance

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal

information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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