



Arun District Council
Arun Civic Centre
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Arun District Conservation Area Advisory Panel
c/o Civic Centre

24th November 2020

Dear Sir/Madam,

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

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

Application No: BR/244/20/PL
Site Address: The Beach Hotel, former Mud Club Waterloo Square Bognor Regis PO21 1SU
Description of works: Redevelopment into 11 No. 2 bed apartments & 2 No. commercial units (A1 Retail or A3 Restaurant/Cafe) (resubmission following BR/282/19/PL). This application affects the character & appearance of The Steyne, Bognor Regis Conservation Area & may affect the setting of listed buildings. This site is in CIL Zone 4 (Zero Rated) as flats & other development.

Thank you for your internet representation made on 24th November 2020 which has been recorded as no objection with the comments as follows:

OWPC31580

The design of the building has been improved since the last application. It is of modern design but also includes references to typical Bognor Regis seafront detailing and features. The cupola, for instance, is a reference to former late 19th Century buildings that existed on the seafront, and it adds an attractive focal point in the street scene.

There is some concern that no proposals are included in respect of the remainder of the planning unit, in order to provide a comprehensive scheme.

As usual, the success of the scheme proposed in the application will depend on the quality of materials, finishes, fenestration, and detailing.

A pale colour ground for the building is very appropriate but great care will be needed over the choice of the white brick given the local coastal climate. There is the danger of quick discolouration if a poor quality or inappropriate brick is chosen. An alternative may be the use good quality pale coloured render or the use of pale yellow London stock bricks which have been used historically in places in the town e.g 1 & 2 Sidlaw Terrace, Clarence Road. The fenestration needs to be of high quality materials e.g powdered coated aluminium, and windows and doors need to be set well back within their reveals and not flush with external walls. Precise details of cornices and parapets also need to be agreed.

Subject to satisfactory and high quality details, finishes and materials being agreed then the proposal should comply with paragraphs contained in the NPPF and policies in the Arun District Local Plan relating to the protection of designated heritage assets and their setting.

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. 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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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 www.arun.gov.uk/planning-privacy-statements

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.