

Jonathan Scott
113 Highfield Road

PO22 8PD

Your Ref: OWPC25004
Our Ref: BR/282/19/PL 09-10-2019
Please ask for:
Mrs D Johnson

25th November 2019

Dear Sir/Madam

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

Redevelopment into 49 No apartments consisting of 24 No 1 & 25 No 2 bed apartments & 2 No commercial units (A3 Restaurant & Cafe). This application affects the character & appearance of The Steyne, Bognor Regis Conservation Area & may affect the setting of a listed building.

The Beach Hotel, former Mud Club & 2-4 Waterloo Square Bognor Regis

Thank you for your internet representation made on 22nd November 2019 which has been recorded as '**an objection**' with the comments as follows:

When the previous buildings on this site were damaged by fire and later demolished, destroying important heritage buildings, we were told that they would be replaced like-for-like. This plan is completely inappropriate in this position. It is far too large and tall causing shadow on all sides during the day and is visually unsympathetic with the buildings around it.

Norfolk Street is a narrow road which cannot accommodate increased traffic. Allocated parking is inappropriate for the intended number of flats, standards for which can be seen here...

https://www.planningni.gov.uk/index/policy/planning_statements_and_supplementary_planning_guidance/spg_other/parking/parking_standards_annexes/parking_standards_annexa.htm

Issues may arise with residents concerns about the night club opposite turning out in the early hours.

No provision has been included for increased sea level rises over the next 30-50 years, notably flooding of the parking area.

I believe that for at least these reasons the application should be refused.

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