

22nd January 2020

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 January 2020 which has been recorded as '**an objection**' with the comments as follows:

The existing site occupies an extremely prominent position in relation to Waterloo Square and the Esplanade. Give the importance of this site the proposed design is well below the quality of design and form and massing that is required for this important location. It lacks any comprehension of the particular character of this area including the pier buildings, the pier, and the adjoining buildings to the site. The Panel would fully understand and accept a modern design of very high quality and sympathetic form and as such this would be acceptable on this site. The proposed building is far too high, far too massive, bland and will detract from the character and appearance of the conservation area and the setting of nearby historic, listed buildings, including Bognor Regis pier and buildings opposite in Waterloo Square. A landmark building of outstanding design is required for this site.

The harm which would be created is more than substantial and the application should be refused on heritage and design grounds.

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