

28th April 2020

Dear Sir/Madam

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

Redevelopment into 35 No. 1 & 2 bed apartments and 3 No. commercial units (A1 Retail or 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 27th April 2020 which has been recorded as **'an objection'** with the comments as follows:

The application site is located on a very prominent corner site and forms part of the setting of the Esplanade, Waterloo Square with its historic space and Listed Buildings, and the nearby Listed Bognor Regis Pier.

Although the scheme has been revised it is still considered that the mass of the building is excessive, too high, and overbearing in relation to adjacent and nearby buildings and street scenes. The latter also includes Norfolk Street which has a particularly small scale and intimate streetscape. The massing also pays no regard to that of the original buildings on the site, which had an appropriateness of scale and variety of form which complemented the street scenes and seaside character of the locality.

The external appearance of the proposed buildings is well below the standard required for this important corner site and some elevations can only be described as bland and monolithic.

The Panel would have no objection to a building of modern design providing it was innovative, imaginative, and acknowledged in its appearance and massing the very special, distinctive and historic character of the seafront and historic urban spaces around it.

The proposal lacks these attributes and it is considered that it conflicts with the relevant paragraphs of the NPPF 2019 and policies contained in the Arun District Local Plan 2018 relating to the protection of conservation areas and their setting, the setting of listed buildings and non designated heritage assets, the need for high quality design and the need to protect and enhance local distinctiveness and sense of place.

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 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