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**From:** Brian Banister [redacted]  
**Sent:** 23 January 2022 16:30  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** Re: Planning Consultation on: BR/294/21/PL

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Thankyou for the consultation. The comments of the **Arun District Conservation Area Advisory Panel** are as follows:

The proposal represents a major development off the northern boundary of The Steyne and Waterloo Square Conservation Area.

There is a substantial increase in height over the existing building on the site but there are no drawings or other graphic information showing the exact height relationship with adjoining and nearby buildings and, importantly, the relationship with the Bognor Regis Methodist Church directly opposite. From the information which is available it is most likely that the scheme will visually detract from the setting and prominence of this church building which is

included in the Council's List of Buildings of Character. The church makes a positive contribution to the character and appearance of the conservation area and with its tower is a distinctive focal point in the street scenes.

As seen from West Street the proposed building will appear particularly bulky and somewhat lacking in architectural interest to the further detriment of the setting of the Methodist Church and, therefore, also that of the conservation area.

In the view of the Panel the proposal also represents an overdevelopment of the site and there are concerns that the non-provision of on-site car parking will lead to traffic issues within the conservation area.

For these reasons it is considered that the proposal will fail to comply with national and local planning policies regarding the protection of the settings of designated and non-designated heritage assets.

If the Council is minded to grant planning permission then given the heritage asset context it is essential that high quality materials and finishes are secured through the imposition of a condition requiring the submission of precise details of external bricks, cladding and the colour of the aluminium windows etc.

Kind regards,

Brian Banister

On behalf of ADCAAP

On 17 Jan 2022, at 14:27, [planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk) wrote:

To: **Mr Brian Banister(CAAC)**

## **NOTIFICATION FROM ARUN DISTRICT COUNCIL**

**Town & Country Planning Act 1990 (as amended)**

**Town and Country Planning (Development Management Procedure) (England) Order 2015**

### **Planning Permission**

**Application No:** BR/294/21/PL

**Registered:** 17th January 2022

**Site Address:** 2-10 The Hatters Inn Queensway Bognor Regis PO21 1QT

**Grid Reference:** 493451 99031

**Description of Works:** 3 storey upward extension and redevelopment of the existing 1st and 2nd floor delivering 43 no flats. This application may affect the setting of listed buildings, affects the character and appearance of The Steyne Conservation Area and is in CIL Zone 4 (Zero Rated) as flats.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 17th February 2022 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website <https://www.arun.gov.uk/development-plan> as can information on what comments we can consider <https://www.arun.gov.uk/planning-application-comments>

**Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.**

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Maria Tomalova

Planning Officer- Arun District Council

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Email: [maria.tomalova@arun.gov.uk](mailto:maria.tomalova@arun.gov.uk)

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