

Xanthe Cooke
Flat 1, 4 The Steyne
Bognor Regis
PO211TP

Your Ref: OWPC21381
Our Ref: BR/326/18/PL 18-12-2018
Please ask for:
Mr S Davis

7th February 2019

Dear Sir/Madam

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

Refurbishment, external alterations, extensions & reconfiguration of previously permitted conversion to rebuild ground floor A3 restaurant & provide a total of 27 flats. This application affects the character & appearance of The Steyne, Bognor Regis, Conservation Area

The Royal Hotel The Esplanade Bognor Regis

Thank you for your internet representation made on 6th February 2019 which has been recorded as '**an objection**' with the comments as follows:

There are two major issues with the proposed plans, specifically:

1. The west wing elevation, which would be detrimental to the character and appearance of the Steyne and block out the little daylight we currently get at the back of our property which faces the rear of the Royal Hotel in Manor Place.

2. The proposed plans show the total lack of allocated parking for cars, there is only storage for bicycles, which is completely unrealistic in this day and age. The Steyne and surrounding areas are already extremely congested with resident permit parking, and 27 flats would potentially result in another 27/54 cars, with no extra parking provided. It is already extremely difficult to find somewhere to park with a resident's permit in The Steyne, especially in the evening, also due to the presence of a popular pub nearby. Other buildings along the Esplanade (for example Esplanade Grande, Cavendish House, Compass Point..) have ground floor/lower ground floor car parks and garages. Wouldn't it be more practical and also appealing to potential buyers to offer allocated parking on the lower ground floor in place of the 2 extra flats/extra restaurant area (which also have no view) on the lower ground floor?

We support everything else in the project.

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