

Bognor Regis Regeneration Board

Please address correspondence to:
130 Manor Way
Aldwick Bay
Bognor Regis
West Sussex PO21 4HL

11th February 2019

Dear Mr. Davis

Proposed Redevelopment of the Royal Hotel Bognor Regis - Planning Application BR/326/18/PL

With reference to the above planning application I am writing on behalf of the Bognor Regis Regeneration Board who are fully in support of the above planning application.

The Board brings together leading representatives from the key public, private and community stakeholders in Bognor Regis and is a major driver in encouraging and facilitating key investment projects in Bognor Regis.

The full planning application for the Royal Hotel from Metamorph Management Ltd (BR/326/18/PL) covers refurbishment, external alterations, extensions & reconfiguration of previously permitted conversion to rebuild ground floor with A3 restaurant of 200 sq.m & provision for a total of 27 flats.

Planning permission was previously granted in 2015 for change of use of redundant hotel & function room/licensed bar to 10 no. flats which were added to the 10 flats within the building as a result of a 1988 planning permission. A further application was permitted in 2017 for an alternative scheme that provided a total of 18 flats.

This iconic property on the sea front has been vacant for nearly 3 years and has fallen into a state of disrepair requiring substantial remedial and refurbishment investment. The Board considers that the proposed development would significantly enhance this heritage asset within the Conservation Area compared to the existing appearance of the site. The proposal would secure the long term future of this important building on the Bognor Regis seafront.

The proposed alterations comprise: the renovation of the hotel premises, the eastern mansard roof extension and the addition of two storeys over the former club. The 27 flats consist of: 1 off studio, 13 off 2 bed, 12 off 1 bed and 1 off 3 bed arranged over 6 levels from the basement to the roof space.

An important addition to the Bognor Regis tourism offer is a new destination restaurant set across two floors in the former club with 60 covers and a function room employing between 12 – 18 staff. The principle seating area is located on the Esplanade frontage with large bifold doors. A 2 storey extension in a slightly more contemporary design is planned above the restaurant which extenuates the horizontal detailing found on the Hotel and the existing adjacent buildings on the Steyne. This addition has been subject to a Sunlight & Daylight

report which concludes: “overall the proposed development will have a very minor impact on the daylight currently enjoyed by the surrounding properties and no material impact on sunlight”

In conclusion the Board fully supports the planning application. The property is in a prominent location and would greatly benefit the conservation area, seafront whilst enhancing both the residents and visitors experience. We would encourage the developer to follow the principles of ADC’s Developer & Partner Charter encouraging opportunities for local individuals and companies in the development process.

Yours sincerely



David Myers
Advisor to the Regeneration Board