



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

21st April 2022

Annette Rawlins
16 Highfield Road
BOGNOR REGIS
WEST SUSSEX
PO22 8BG

Case Officer: Obafemi Okusipe
Telephone: 01903737645
Email: obafemi.okusipe@arun.gov.uk

Dear Sir/Madam,

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

Application No: BR/42/22/PL
Site Address: Prince Of Wales Public House 1 Highfield Road Bognor Regis PO22 8BQ
Description of works: Change of use from public house (Sui Generis) to an 18-bed student accommodation. This application is in CIL Zone 4 (Zero Rated) as other development.

Thank you for your internet representation made on 21st April 2022 which has been recorded as an objection with the comments as follows:

OWPC46869

I was unable to get through on the portal so e-mailed by objections to the e-mail link for planning department. Having seen the planning application poster for conversion of the former Prince of Wales Public house, the date for submission of opposition is not clear as it has been smudged by weather conditions, I have tried to appose on-line but could not find the form.

I deeply appose plans to convert to 18 bedroom student accommodation for the following reasons.

Highfield Road is a quiet residential street in which already the council have given permission for properties to be converted to flats, houses of multi occupancy.

In the 20 years I have lived in the road i have seen many changes with both Care Homes being extended and parking becoming increasingly difficult for the independent householders.

As residents of the road we already have to tolerate student parties from lodgings in Neville Road, on occasions the police have had to attend properties when students have become noisy at unsocial times.

Aldersmead and Aronel Cottage are within close proximity of the planned conversion could noise from the property impact on elderly people in their final years of life.

Aronel Cottage is already planning to extend the Care Home by up to 20 beds how will there be sufficient parking for the residents of the road.

18 student rooms indicates their could be up to a further 18 vehicles to be accommodated for parking.

If permission is granted will the council consider reducing the rate of council tax charged for independent households.

Value of properties in the road could be affected and decrease due to the overdevelopment of residential area.

I am sure that any member of the planning committee would not be happy if they found that planning for 18 bed student accommodation was being considered within a stones throw of their property.

Having spoken to neighbours they are of the same mind as I am and we also agree when last looking at plans for the Prince of Wales the plan was for conversion to flats. Residents within the road also feel the the outcome will likely be that planning will be passed regardless of opposition due to the connections the owner of former Prince of Wales has with local authorities.

I CERTAINLY DO NOT WISH FOR THE RESIDENT OF THE ROAD TO EXPERIENCE RAG WEEK - EVERY WEEK

FINALLY I WOULD LIKE TO ENQUIRE HOW BUILDING WORKS CAN PROCEED WHEN PLANNING PERMISSION HAS NOT YET BEEN GRANTED. I UNDERSTAND THAT SOME PEOPLE PURPOSELY GAIN PERMISSION (BLANKET PLANS) FOR INITIAL PROPOSED PLANS, THEN APPLY FOR CHANGE OF USAGE. THIS OBVIOUSLY EXPLAINS WHERE RESIDENTS OF THE STREET WERE OF THE UNDERSTANDING THE PROPERTY WAS TO BE CONVERTED TO FLATS.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website
<https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>