

12th June 2026

Bognor Regis Town Council
Mrs J Davis
Town Hall
Clarence Road
Bognor Regis, West Sussex
PO21 1LD

Case Officer: Kathryn Welch
Telephone: 01903 737789
Email: kathryn.welch@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/55/26/PL
Site Address: 13 Normanton Avenue Bognor Regis PO21 2TU
Description of works: Removal of existing garage and outbuilding and conversion of 1 No. detached house into 2 No. semi-detached homes, including a two-storey side extension with dormers and a rear extension and demolishing of out buildings. This application is in CIL Zone 4 and is CIL Liable as a new dwelling.

Thank you for your internet representation made on 11th June 2026 which has been recorded as an objection with the comments as follows:

OWQC84051

OBJECTION

Members object to this application for the following reasons:

Overdevelopment and Intensification of the Site (Arun Local Plan Policies D SP1, H SP4; NPPF Para 135)
The proposal seeks to create an additional dwelling through the subdivision of an existing detached property, together with substantial extensions and alterations. Members consider that the resulting development would represent an over-intensive use of the plot, resulting in a cramped form of development that fails to respect the established pattern of development within the locality.

The proposal is therefore contrary to Policy D SP1 of the Arun Local Plan and paragraph 135 of the National Planning Policy Framework, which require development to respond positively to local character and make efficient but effective use of land.

Loss of Trees and Impact on Landscape Character (Arun Local Plan Policies QE SP1, D SP1; NPPF Paras 135 and 187)

Members are concerned by the loss of existing trees required to facilitate the development. Trees make a valuable contribution to the visual amenity, biodiversity and character of the area, and insufficient information has been provided to demonstrate that their removal is justified or that adequate mitigation can be secured as detailed in the Tree Officer's report.

The proposal is therefore contrary to Policy QE SP1, which seeks to conserve and enhance the natural environment, and Policy D SP1, which requires development to contribute positively to local character.

Adverse Impact on Residential Amenity Through Overlooking and Loss of Privacy (Arun Local Plan Policies D DM1, QE SP1; NPPF Para 135(f))

Members are concerned that the proposed first-floor windows, including those associated with the dormer extensions, would result in increased overlooking of neighbouring properties and private amenity areas.

The proposal has the potential to cause an unacceptable loss of privacy and residential amenity for neighbouring occupiers, contrary to Policy D DM1 and Policy QE SP1 of the Arun Local Plan and paragraph 135(f) of the NPPF, which seek to ensure a high standard of amenity for existing and future occupants.

Harm to the Character and Appearance of the Area (Arun Local Plan Policy D SP1; NPPF Para 135)

The cumulative impact of the subdivision of the dwelling, two-storey side extension, dormers and rear extension would result in a form of development that appears overly dominant and out of keeping with the prevailing character of the surrounding area.

The proposal would fail to preserve the spacious character of the plot and would appear incongruous within the street scene, contrary to Policy D SP1 of the Arun Local Plan and paragraph 135 of the NPPF.

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 on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. 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.

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>