

22nd June 2026

Janet and Mike Phillips
12 Normanton Avenue
Bognor Regis
West Sussex
PO21 2TX

Case Officer: Kathryn Welch
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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 21st June 2026 which has been recorded as an objection with the comments as follows:

OWPC84214

We do not object in principle to adjoining semi-detached properties on this site but oppose the current application on the following grounds:

Scale of the proposal

3 floors with a full width loft dormer to ridge height is totally inappropriate for the site. The appearance from behind will be of a massive flat roofed block. Without this dormer, the houses could retain hipped roofs at the east and west ends, which would not be so overbearing.

The loft windows will overlook houses and gardens behind, particularly no 3 which is close to the joint boundary. The new semi, in an extension to the west of the existing house, will tower over no 15, which is a bungalow, and will certainly reduce light for both neighbours. If it is felt appropriate to allow 2 semis on the site, they should be restricted to 2 floors not 3. This would also improve the appearance from the front as the roof could be fully tiled without multiple Velux windows.

Representations from residents and planning decisions resulted in refusal of a proposal for 3 floors at a property behind, no 1a Normanton Avenue. The subsequent new design was at a scale more in keeping with neighbouring houses. The reduction in height and use of reclaimed tiles led to a development which does blend into the surrounding architecture. We hope that a similar decision to refuse 3 floors will be taken on this occasion.

Harm to the character of the area and overdevelopment

This proposed 3 storey development is not in keeping with surrounding properties and will harm the character of the road. If a detached 4 bedroom house is to be replaced with 2 semi-detached houses, they should be 3 not 4 bedroomed.

The two houses are awkwardly sited on the plot, very close to the western boundary. As the existing house is not parallel with the pavement, the extended semi to the west has a narrowing frontage, making parking for that house very tight in a road where parking is already difficult.

Design and Aesthetic concerns

While the windows may be intended to be a reflection of the original style, the existing 6 pane casements are apparently to be replaced with 10 panes per casement giving an unduly fussy appearance and impractical 60 pane rear French windows. Detail, such as overhang of the gable roofs, which make a big difference to the appearance of the completed building, are difficult to ascertain from the plans.

It would appear from this proposal that a developer from outside the area is planning to build two properties to sell on. If the plan is to resell, any estate agent would advise that a layout with 3 ground floor rooms accessed from a hall but with no interconnection is not what families currently seek.

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. 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. 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>