

10th April 2026

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

Case Officer: Harry Chalk
Telephone: 01903 737577
Email: harry.chalk@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/5/26/PL
Site Address: 35 Glamis Street Bognor Regis PO21 1DJ
Description of works: New build 2 storey residential townhouse comprising of 1 No 2b/3p and 1 No 3b/5p flats. This application is in CIL Zone 4 (Zero Rated) as other development.

Thank you for your internet representation made on 10th April 2026 which has been recorded as an objection with the comments as follows:

OWQC82698

OBJECTION

Members object to this application for the following reasons:

Overdevelopment and Excessive Scale (Arun Local Plan Policies D SP1, D DM1; NPPF Para 130)
The proposed development represents an over-intensive use of the site, resulting in a form of development that is excessive in scale and fails to respect the character and grain of the surrounding area. Policy D SP1 requires development to respond positively to local context, while D DM1 requires appropriate scale, massing and layout. The proposal is therefore contrary to paragraph 130 of the NPPF, which requires development to add to the overall quality of the area.

Adverse Impact on Residential Amenity (Arun Local Plan Policy D DM1; NPPF Para 130(f))
The scale and positioning of the development would result in overlooking, loss of privacy, overbearing impact and loss of light to neighbouring properties. Policy D DM1 requires development to avoid unacceptable impacts on neighbouring amenity, and paragraph 130(f) of the NPPF requires a high standard of amenity for existing and future occupants.

Harm to Character of the Area (Arun Local Plan Policy D SP1; NPPF Para 130)
The proposed development would appear incongruous within the established street scene, resulting in harm to the character and appearance of the area, contrary to Policy D SP1 and paragraph 130 of the NPPF.

Parking and Layout Impact (Arun Local Plan Policy T SP1; NPPF Para 111)

The development would place additional pressure on parking provision and may result in an unsatisfactory layout, leading to increased on-street parking and potential highway safety concerns, contrary to Policy T SP1 and paragraph 111 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>