

18th May 2026

Jim Porter
69 Longford Road.
Bognor Regis
PO21 1AE

Case Officer: Jonny Cooper
Telephone: 01903 737532
Email: jonny.cooper@arun.gov.uk

Dear Sir/Madam,

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

Application No: BR/60/26/HH
Site Address: 71 Longford Road Bognor Regis PO21 1AE
Description of works: Retrospective application for conversion of former detached garage to an annexe, including raising of the ridgeline.

Thank you for your internet representation made on 18th May 2026 which has been recorded as an objection with the comments as follows:

OWPC83540

Planning application BR/60/26/HH

I am writing to object to the retrospective conversion from a garage to an annex.
The reason for my objections are as follows.

71 Longford Road, Bognor Regis, has recently had a loft conversion converting the property from a 3 bedroom to a 4 bedroom property BR/21/19/BR. The garage conversion to an annex will increase the property to a five bedroom dwelling.

Longford Road has very limited on street parking as well as neighbouring streets including Havelock road, Clifton Road and Beaty Road.

Longford Road (B2166) is one of the main routes into Bognor with buses and H.G.V's delivering to shops and supermarkets with excessive traffic flow during peak times .

Parking is only permitted on the Eastern side of the street .

71 Longford Road has availability for only one off road parking space at present and therefore will have a significant impact to on street parking.

I believe that under Arun's policy a 5 bedroom dwelling should accommodate off road parking spaces for more than one vehicle.

The garage conversion has recently been issued with a breach notice ENF/309/25 due to living space being installed within the garage as well as a bathroom without full planning permission being granted.

There is currently no access to the garage on the east elevation even though it has been illustrated on the plans but on the south elevation.

This access opens straight on to my private driveway which is on the south elevation where permission has not been granted.

The plans on the application do not show the mezzanine floor for the sleeping space which is currently installed within the garage and skylights are not shown on the eastern elevation.

If permission is granted then the access should be on the east elevation as per the drawings and not on the south elevation.

I have provided photos of my concerns under the above reference number

Mr. Jim Porter
69 Longford Road,
Bognor Regis

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.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

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>