

19th June 2026

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

**Case Officer:** Jonny Cooper  
**Telephone:** 01903 737532  
**Email:** [jonny.cooper@arun.gov.uk](mailto: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 June 2026 which has been recorded as an objection with the comments as follows:

OWQC84193

**OBJECTION**

Members object to the application for the following reasons:

The additional representations alleging the use of the annexe as an Airbnb/holiday let raises concerns that the building may be operating as a separate planning unit, rather than accommodation ancillary to the main dwelling as described in the application.

If the annexe is being occupied independently for short-term holiday accommodation, this would represent a materially different use from that applied for and could result in the creation of a separate residential unit without adequate assessment of the planning implications, including access, parking provision and residential amenity.

Members therefore request that Arun District Council investigate the reported Airbnb/holiday let use. Members also note concerns that the only apparent means of access to the annexe is via the private driveway serving No. 69 Longford Road.

Should the application nevertheless be approved, Members request that a condition be imposed requiring the annexe to remain ancillary to the main dwelling at all times and not be occupied, sold, let or used as a separate dwelling or independent unit of accommodation.

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.

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>