

Michael O'Hanlon
16 Aldwick Road

Bognor Regis
West Sussex
PO21 2LP

Your Ref: OWPC23097
Our Ref: BR/73/19/PL 04-03-2019
Please ask for:
Mr S Davis

20th May 2019

Dear Sir/Madam

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

Erection of 3 No. terraced residential dwellings, garden/cycle storage sheds & associated parking utilising the existing access (resubmission following BR/214/18/PL). This application affects the setting of a listed building & affects the character & appearance of The Steyne, Bognor Regis Conservation Area.

Land To East Of Royal Norfolk Hotel Aldwick Road Bognor Regis

Thank you for your internet representation made on 19th May 2019 which has been recorded as **'an objection'** with the comments as follows:

Dear Mr Davis

I wish to object to the development as listed above.

The proposed development is in both a conservation area and the grounds of a listed building on a site which has never been developed. The conservation area is by the council's definition

'an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'

The proposed development fails this statement. From any viewpoint this application cannot be allowed.

The proposed development alters the setting and aesthetic appeal of a landmark building and its prominent position within the sea front and esplanade area.

The proposed development will alter the appearance, setting and viewpoint of the Royal Norfolk and its grounds from West Street, Aldwick Road and the Esplanade. This will be to the detriment to the community of Bognor Regis and its visitors.

The heritage and history of Bognor Regis is the responsibility of the people and its council to preserve for future generations.

This is a 'serial' application and since the last application in 2018 there is even less creditable reason to grant permission.

There are now housing developments locally negating the need for more development especially in a conservation area. It should be noted that in the interim there has been an increase in traffic in the Aldwick Road, West Street and Esplanade road layout. West Street being the more congested especially due to being both on a bus route and main route to the station.

I would suggest with the withdrawal of the previous application even the applicant and agent are

now arriving at the inevitable conclusion that the development is not wanted or needed by the community of Bognor Regis. Now is the time to clear the land under the guidance of the council to a more ascetically pleasing condition for a conservation area.

In conclusion the development adds nothing to the aesthetic appeal of the conservation area, it increases traffic congestion and is a deterrent to the community and will set a precedent to future developments in a conservation area or in the grounds of a listed building.

Unfortunately it is not possible for the council to respond to each representation individually but

your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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 faithfully

Neil Crowther
Group Head of Planning