

Greg Burt
46 Highfield Road

PO22 8PH

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Your Ref: OWPC23149

Our Ref: BR/73/19/PL 04-03-2019

Please ask for:

Mr S Davis

23rd 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 22nd May 2019 which has been recorded as **'an objection'** with the comments as follows:

I note few material differences from the previous (withdrawn application) and therefore sustain my previous comments.

I must OBJECT to the above application for the following material reasons.

- 1. The application constitutes an overdevelopment of the site by virtue of its position and number of dwellings.*
- 2. It will have a detrimental effect on the Conservation Area, by virtue of the loss of an open area which helps define the character of the area.*
- 3. It will be to the detriment of the setting of one of the town's most prominent and highest quality Listed buildings.*

The Council's own Conservation Area guidance says that open spaces in the broadest possible sense should be retained and preserved.

I have contacted the owners previously about tidying up the site, but to no avail. I have also asked Arun District Council on numerous occasions to consider enforcement action against the owners for allowing the site to be derelict, but Arun have consistently been fobbed-off by the owners saying a planning application is imminent. The owners have deliberately left this site derelict in the hope that permission for development will be granted as it will tidy-up the site.

The owners should be relieved of this undevelopable site by Arun either through outright purchase using S1016 funds that ADC acquire from developers for the provision or enhancement of public open space, and set out as a garden, play area or equivalent. The town centre is becoming increasingly densely populated and has a shortfall of open space given the population.

Alternatively, the site should be passed to Arun, as open space, in lieu of on-site open space provision by this/another developer elsewhere.

I would further add that it is unclear from the application whether cars can park between the front of the dwellings and the boundary wall.

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