

Valerie Logan-Clarke
Alderwasley Cottage
West Street
Bognor Regis
West Sussex
PO21 1XH

Your Ref: OWPC23162
Our Ref: BR/73/19/PL 04-03-2019
Please ask for:
Mr S Davis

24th 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 23rd May 2019 which has been recorded as '**an objection**' with the comments as follows:

Dear Sirs,

Planning Reference:- BR/73/19/PL

Former Hotel Tennis Courts adjacent to the Royal Norfolk Hotel, West Street, Bognor Regis

We write to object strongly to this proposed development within a Conservation Area for the following reasons:-

- 1) A Conservation Area is an area deemed to be of special architectural or historic interest, the character or appearance of which it is desirable to preserve and enhance, as designated under Article 50 of the Planning (NI) Order 1991. This proposed new development neither preserves nor enhances the character or appearance of this Conservation area.*
- 2) This development is proposed in a Conservation area and on land which, historically, has always been open land which should remain so to preserve the character of West Street and the promenade. Building on this Open Space goes against the Bognor Regis Neighbourhood Plan and would completely enclose West Street.*
- 3) Any new development, so close to the Grade II listed Royal Norfolk Hotel, would destroy forever the character and setting of the Hotel and the surrounding area, in which there are a number of Grade II listed buildings, as well as a number of other buildings of historic and architectural importance.*
- 4) This development would adversely affect this Conservation Area also destroying the views of the Conservation area, with its listed buildings and others of importance, both from West Street and from the Promenade.*
- 5) The application to build on this same site in 2005 was rejected, BR315/05 and a further application also rejected in 2016, BR/163/15 and subsequently BR/214/18/PL was rejected. Since nothing has changed in the surroundings and designation of a Conservation Area, surely this current application should be rejected for similar reasons?*

6) *The traffic in West Street would be increased substantially and this, already, very busy road is prone to congestion.*

For these reasons, we strongly object and ask that our comments be given serious consideration as this proposed development will destroy forever the ambience and historic character of this area.

Whilst we appreciate that the area of land in question is neglected and unattractive in its present state, and that something needs to be done to tidy this area, building housing on this land is not appropriate.

*Yours faithfully,
Valerie Logan-Clarke, Colin Clark.*

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