

Mrs Sandra Hawkins
The Beach House
4 Strand Way
Bognor Regis
PO22 7LH

Your Ref: OWPC23335
Our Ref: BR/73/19/PL 04-03-2019
Please ask for:
Mr S Davis

4th June 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 3rd June 2019 which has been recorded as **'an objection'** with the comments as follows:

I am writing in vigorous opposition to this planning application.

The development - Reasons for rejecting the application

Self-serving neglect should never be a reason to grant a planning application. The present plot and hedge - owned by the applicants - has been allowed to become overgrown, unkempt and the hedge too high. The applicants should not benefit from the self-serving nature of this neglect. Order that the land be maintained and the hedge cut lower so all can enjoy the views.

There is the loss of the view of the Royal Norfolk Hotel from West Street.

It involves "garden grabbing". The plot used to be the kitchen garden to the Hotel, the tennis courts, then back to gardens again. It provides the essential open space for the Hotel and other Grade 2 listed buildings in the immediate area. It has never been built on. Any development is inappropriate.

It would have an adverse effect on the Conservation area. This part of Bognor Regis is historic and vital to maintain.

It may well adversely effect the traffic along West Street.

Conservation Area

It is obvious from the plans that any development on the open space would harm the setting of the hotel. The proposed development, not to mention all the parking requirements, would harm the Royal Norfolk setting.

The previous Heritage Report, the writers do not seem to have observed the self-serving nature of the applicants in letting their property deteriorate in order to support their own application. In 5.14 the Heritage Report states that the inspector, in 2016, highlighted the importance of space to the East and that the development would, "harm the relationship with the original open space and the hotel's curtilage". This is still the case.

Final Comments

It cannot be right if the current owners of land allow their property to fall into disrepair to then use that reason to bolster their planning application. It is self-serving. It has been clear in the past, when the land was tended that it provided an important open space.

Rather than agreeing to build on the land, an order to tidy up the land and cut back the hedge would be more appropriate.

In conclusion, the proposed application involves "garden-grabbing", is still inappropriate, would involve the loss of view of the beautiful Royal Norfolk Hotel from West Street, would adversely affect the Conservation Area and would harm the relationship with the original open space and the hotel's curtilage. Please reject this application.

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