

Rawlins
16 Highfield Road

BOGNOR REGIS
West Sussex
po22 8bg

Your Ref: OWPC23443
Our Ref: BR/82/19/PL 15-03-2019
Please ask for:
Mr S Davis

12th June 2019

Dear Sir/Madam

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

Change of use from public house (A4 Drinking establishment) to 4 No. 1 bed flats & 2 No. 2 bed flats (C3 Dwelling house). Remodel roof over single storey building. Minor alterations to existing facade.

Prince Of Wales Public House 1 Highfield Road Bognor Regis

Thank you for your internet representation made on 11th June 2019 which has been recorded as '**an objection**' with the comments as follows:

My first concern is that there has not been any yellow notice displayed the area - which i believe to be a legal requirement for at least 21 days - where is this? Not only myself but other residents of the road have been keeping check since the pub was brought, wishing to know what the intended plans for it would be, we are very conscious of the road becoming too over developed; both care homes within the vicinity are developed enough. There would also be the additional traffic of construction/delivery vehicles for the project planned both for the flats and for Mr Hitchcocks plans to develop the home further. Residing in this area there is already a problem with parking for the residents of Highfield Road accommodating parking of staff and visitors for both Aronel Cottage opposite and Aldersmead to the end of the road. With the increase in properties in the road being converted into flats or studio accomodation the number of vehicles has increased tremendously over recent years. An additional 6 dwellings could potentially mean an additional 6-12 vehicles to be parked on a regular basis. where do they go? From the plans I can see NO planned parking spaces!! So where do they park? I notice a bike store what good is that? parking spaces are much more valuable. Parking is not the only issue where properties have been converted not always with permission being applied for prior to conversion. There never seems to be a provision for the storage of refuse, resulting in waste on the street. Article in the Bognor Post stated the pub building had been vacant for 2 years, residents of the road are in the belief that people have resided there in the last 2 years.

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