

Application Reference: BR/82/26/PL

Site Address: 63 Annandale Avenue, Bognor Regis, PO21 2DN

Proposal: Demolition of existing dwelling and erection of a three-storey building comprising nine self-contained flats.

Dear Ms Willard,

We write to formally object to planning application BR/82/26/PL. Please note that because of the limitations of characters (3,800) available for upload on the district council's website portal, we have lodged these points jointly and severally under our separate names. However, for clarity we submit the full document to you here.

Having reviewed the submitted plans and supporting documents and following consultation with neighbouring residents and the applicant's representatives, we consider that the proposal conflicts with the Arun Local Plan 2011–2031, particularly the policies relating to design quality, residential amenity, transport, biodiversity and the protection of local character.

We are residents of 61 Annandale Avenue, and our property is only one removed from the application site. We therefore have particular concerns regarding the impact this development would have upon my residential amenity and the character of the surrounding area.

1. Overdevelopment and harm to the character of Annandale Avenue

The proposed three-storey building containing nine self-contained flats represents an over-intensive form of development that is wholly out of keeping with the established character of Annandale Avenue.

This part of the avenue is characterised by detached and semi-detached residential properties set within spacious plots with generous separation distances and mature landscaping. The proposed building, by reason of its scale, height, bulk, massing and footprint, would introduce an incongruous and dominant form of development that bears little relationship to the prevailing pattern of development.

The proposal would materially erode the spacious suburban character of the street and would fail to reinforce local distinctiveness, contrary to Policies **D SP1 (Design)** and **D DM1 (Aspects of Form and Design Quality)** of the Arun Local Plan.

The proposal would represent a marked departure from the prevailing pattern of development within Annandale Avenue. The established rhythm of detached and semi-detached dwellings set within generous plots contributes significantly to the character of the street. By introducing a three-storey block containing nine flats, the proposal would disrupt that established pattern and undermine the coherent residential character that defines this part of the avenue.

2. Harm to residential amenity

The proposal would have an unacceptable impact upon neighbouring occupiers, particularly the residents of Nos. 61, 61A and 63A Annandale Avenue.

Given the constrained nature of the site, a building of this scale would create an overbearing and oppressive presence, resulting in a significant loss of outlook and an increased sense of enclosure. The height and proximity of the development would also reduce daylight and sunlight reaching neighbouring properties.

Furthermore, the introduction of multiple windows across three storeys would result in direct overlooking into neighbouring habitable rooms and private gardens, leading to a substantial loss of privacy.

These impacts are contrary to Policy **D DM1**, which seeks to safeguard the living conditions and amenities of neighbouring occupiers.

3. Inadequate Parking Provision and Highway Safety

The proposal fails to demonstrate that the site can adequately accommodate the day-to-day operational requirements of a nine-unit residential development.

The plans indicate that only three on-site parking spaces are provided to serve nine self-contained flats. Whilst the applicant may rely upon assumptions regarding reduced private car ownership, the development is also likely to generate vehicle movements associated with visitors, carers or support staff, healthcare professionals, maintenance contractors, deliveries and servicing. This additional demand is likely to increase pressure on the already heavily used on-street parking within Annandale Avenue, to the detriment of highway safety and the convenience of existing residents. This is of particular concern to us, as we own a 5-bedroom detached dwelling with no off-street parking.

Furthermore, the application provides insufficient evidence that refuse and recycling facilities have been designed to adequately serve a development of this scale. The Council should be satisfied that sufficient refuse capacity is available, that collection arrangements can operate safely and efficiently, and that bin storage will not result in visual clutter, obstruction of the site entrance or harm to the amenities of neighbouring occupiers.

Taken together, these shortcomings raise significant concerns regarding the practicality and sustainability of the proposed development and whether it can operate without unacceptable impacts on the surrounding residential area. The proposal should therefore be carefully assessed against the requirements of **Policy T SP1 (Transport and Development)** together with the Council's adopted standards for parking and waste storage.

4. Noise and disturbance

The proposal would intensify the use of the site from a single dwelling to a nine-unit residential development.

This increased intensity is likely to generate substantially greater levels of activity, vehicle movements, deliveries, visitors and general comings and goings throughout the day and evening.

Such activity would be wholly out of character with this quiet residential area and would adversely affect the living conditions of neighbouring residents.

5. Loss of trees, green infrastructure and biodiversity

The mature trees along Annandale Avenue make an important contribution to the appearance and character of the street.

The proposed removal of the mature sycamore tree within the site, together with potential impacts upon the adjacent lime tree within the highway verge, would result in the unnecessary loss of established landscape features and biodiversity.

The application fails to demonstrate that these valuable trees can be adequately protected throughout construction or that sufficient mitigation has been provided.

This conflicts with **Policy ENV SP1 (Natural Environment)** and **Policy ENV DM5 (Development and Biodiversity)**, both of which seek to protect existing landscape features and secure biodiversity enhancement.

6. Infrastructure and drainage

The submitted application does not clearly explain how the existing shared drainage arrangements serving neighbouring property 63A will be protected or accommodated during and after construction.

The current foul drainage infrastructure passes through the application site, yet the submitted information provides little detail regarding how this infrastructure will be protected, diverted where necessary, maintained during construction or accommodated within the completed development.

Given the substantial increase in residential intensity proposed, greater confidence is required that existing neighbouring drainage infrastructure will not be compromised.

The Local Planning Authority should therefore require comprehensive evidence that adequate drainage capacity exists and that neighbouring properties will not be adversely affected.

7. Failure to demonstrate a high-quality design

Whilst the intended use of the building may be for supported accommodation, planning permission attaches to the physical development rather than the identity of future occupiers.

The proposed building should therefore be assessed on its permanent physical impact upon the surrounding area.

Irrespective of who occupies the building, its excessive scale, bulk, massing and density would remain and would continue to harm the character of the street and the amenities of neighbouring residents.

Conclusion

The cumulative impact of the proposal should not be underestimated. This is not simply a replacement dwelling but an intensive redevelopment that seeks to accommodate nine separate residential units on a plot historically occupied by a single family home. The resulting scale of development, combined with inadequate parking provision, increased servicing requirements, pressure on local infrastructure, loss of residential amenity and harm to the established character of Annandale Avenue, would fundamentally alter the nature of this part of the street. For these reasons, the proposal conflicts with the Arun Local Plan and should be refused.

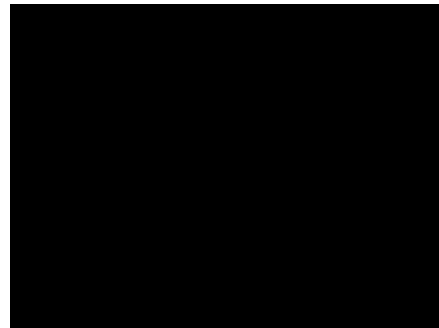
We respectfully request that Arun District Council gives careful consideration to the cumulative impact of these concerns when determining the application and refuses planning permission.

Yours sincerely,

Chris and Charlotte Seaton

61 Annandale Avenue
Bognor Regis

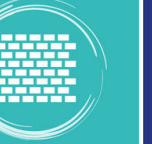
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From: Amber Willard <Amber.Willard@arun.gov.uk>
Sent: 17 July 2026 07:59
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: 63 Annandale Avenue: BR/82/26/PL

Please upload as rep letter for BR/82/26/PL

Thanks

Amber Willard MRTPI
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From: Chris Seaton [REDACTED]
Sent: 16 July 2026 21:28
To: Amber Willard <Amber.Willard@arun.gov.uk>

Cc: Lotty Seaton [REDACTED]
Subject: 63 Annandale Avenue: BR/82/26/PL

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Ms Willard

I am forwarding to you the objections of my wife and me to the above application. Because of the character limit on the portal, my wife and I have submitted separate but joint and several comments there. However, in case that comes across as somewhat garbled, I am attaching the full set of objections here.

I should be grateful if you would forward the attached to any relevant parties who may need to see it before the planning committee meeting.

Yours sincerely

Chris Seaton