

[REDACTED]

From: Elaine Walby on behalf of Planning.Responses
Sent: 20 July 2026 10:26
To: Planning Scanning
Subject: FW: Planning Objection – Application Reference BR/82/26/PL

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Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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From: Breezie Allwright <Breezie.Allwright@arun.gov.uk> **On Behalf Of** Planning
Sent: 20 July 2026 09:29
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Fw: Planning Objection – Application Reference BR/82/26/PL

[REDACTED]

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[REDACTED]

[REDACTED]

Please note my working days are Monday, Tuesday, Wednesday and Friday.

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From: james bonney [REDACTED]
Sent: 19 July 2026 19:58
To: Planning <Planning@arun.gov.uk>
Subject: Planning Objection – Application Reference BR/82/26/PL

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Planning Objection – Application Reference BR/82/26/PL

Application: BR/82/26/PL

Location: 63 Annandale Avenue, Bognor Regis, PO21 2ET

Dear Planning Officer,

I wish to object to planning application BR/82/26/PL for the demolition of the existing dwelling and the construction of a three-storey building containing nine self-contained flats.

My objection is based on the following material planning considerations.

1. Overdevelopment of the Site

The proposal represents an overdevelopment of a relatively modest residential plot. Replacing a single dwelling with a three-storey block of nine flats would result in a development that is significantly more intensive than the surrounding pattern of development. The scale and density appear excessive for the size of the site and would create a cramped form of development that is out of keeping with the established character of Annandale Avenue.

2. Impact on the Character of the Area

Annandale Avenue is predominantly characterised by detached and semi-detached family homes with generous spacing and landscaped front gardens. A three-storey apartment block would introduce a form of development that is visually dominant and inconsistent with the prevailing character of the street.

The proposal would erode the established residential appearance of the area and could set an undesirable precedent for further intensification.

3. Scale, Height and Massing

The proposed building would be considerably larger than neighbouring properties. Its three-storey height, bulk and mass would appear overbearing within the street scene and would not integrate successfully with surrounding development.

The cumulative impact of its height and footprint would result in an intrusive building that would be visually prominent from public viewpoints.

4. Impact on Residential Amenity

The proposal has the potential to adversely affect neighbouring residents through:

- Loss of privacy from additional upper-floor windows.
- Increased overlooking into neighbouring gardens and habitable rooms.
- Loss of daylight and sunlight due to the increased scale and height.
- An overbearing impact on adjoining properties.

The Local Planning Authority should carefully assess whether the proposal meets accepted standards regarding separation distances, overlooking and daylight.

5. Highway Safety and Parking

Nine flats are likely to generate substantially more vehicle movements than the existing dwelling. Even if parking spaces are provided on site, there is concern that parking provision may be insufficient for residents and visitors, leading to overspill parking on surrounding roads.

Annandale Avenue already experiences parking pressure, and additional demand could reduce highway safety, restrict visibility and impede access for emergency and service vehicles.

The Highway Authority should ensure that the proposed level of parking is fully justified and supported by evidence.

6. Insufficient Outdoor Amenity Space

The application should demonstrate that adequate private or communal outdoor amenity space is provided for future residents. Given the density of development, there is concern that external amenity provision may be inadequate, resulting in poor living conditions.

7. Landscaping and Biodiversity

The removal of the existing dwelling and associated vegetation may result in the loss of mature landscaping which contributes positively to the street scene and local biodiversity.

8. Refuse Storage and Servicing

Nine flats will generate considerably more waste than a single dwelling. The proposed refuse storage arrangements should be carefully assessed to ensure they are sufficient in size, accessible, and do not adversely affect the appearance of the development or neighbouring properties.

9. Compliance with Local Planning Policy

The proposal should be carefully assessed against Arun District Local Plan policies relating to:

Design quality
Residential amenity
Character of the area
Sustainable development
Parking standards
Landscape and biodiversity

In my view, this proposal fails to respect the established character of the surrounding residential area and represents an overly intensive form of development.

Conclusion

While I recognise the need for additional housing, it should be delivered in a manner that respects the existing neighbourhood. This proposal is excessive in scale, height and density for the site and would have an unacceptable impact on the character of Annandale Avenue and the amenities enjoyed by neighbouring residents.

For these reasons, I respectfully request that Arun District Council refuses planning permission for application BR/82/26/PL.

Yours faithfully,

Mr Bonney
57 Annandale Avenue, PO212ET
[REDACTED]