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17th July 2026

Christopher Seaton
61 Annandale Avenue
Bognor Regis
PO21 2ET

Case Officer: Amber Willard
Telephone: 01903 737942
Email: amber.willard@arun.gov.uk

Dear Sir/Madam,

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

Application No: BR/82/26/PL
Site Address: 63 Annandale Avenue Bognor Regis PO21 2ET
Description of works: Demolition of the existing dwellinghouse and associated buildings, and the construction of a three-storey building comprising 9 No. self-contained flats with associated landscaping, refuse storage, bicycle storage and parking spaces. This application is in CIL Zone 4 (Zero Rated) as other development.

Thank you for your internet representation made on 16th July 2026 which has been recorded as an objection with the comments as follows:

OWPC84817

I write to formally object to planning application BR/82/26/PL. Please note that because of the limitations of characters available for upload on this portal, I lodge these points jointly and severally with my wife, Charlotte Seaton.

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.

I am a resident of 61 Annandale Avenue, and my property is only one removed from the application site. I 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,...

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Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website
<https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>