

17th July 2026

Charlotte 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:

OWPC84818

3. Inadequate Parking Provision and Highway Safety (continued)... 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.

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.

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.

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>