

James Bonney
57 Annandale Avenue
PO212et

22nd July 2026

Dear Sir/Madam,

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

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 21st July 2026 which has been recorded as an objection with the comments as follows:

OWPC85111

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 modest residential plot. Replacing a single dwelling with a three-storey block of nine flats would create a far more intensive form of development than the surrounding area. The scale and density are excessive for the site and would result in a cramped development that is out of keeping with the established character of Annandale Avenue.

2. Character of the Area

Annandale Avenue is predominantly characterised by detached and semi-detached family homes with generous spacing and landscaped gardens. A three-storey apartment block would be visually dominant and inconsistent with the prevailing residential character, eroding the appearance of the street and potentially setting an undesirable precedent for further intensification.

3. Scale, Height and Massing

The proposed building would be significantly larger than neighbouring properties. Its height, bulk and mass would appear overbearing within the street scene and would be visually intrusive from public viewpoints.

4. Residential Amenity

The development could adversely affect neighbouring residents through increased overlooking, loss of privacy, reduced daylight and sunlight, and an overbearing presence. The Council should ensure the proposal complies with accepted standards for separation distances, overlooking and daylight.

5. Highway Safety and Parking

Nine flats are likely to generate substantially more traffic than the existing dwelling. There are concerns that parking provision may be inadequate, resulting in overspill parking on surrounding roads that already experience parking pressure, reducing highway safety and restricting access for emergency and service vehicles.

6. Outdoor Amenity Space

Given the density of the scheme, it is unclear whether sufficient private or communal outdoor space would be provided for future residents, potentially resulting in poor living conditions.

7. Landscaping and Biodiversity

Redevelopment may lead to the loss of mature landscaping that contributes to the street scene and local biodiversity. Any such losses should be fully assessed and appropriately mitigated.

8. Refuse Storage

The refuse storage arrangements for nine flats should be carefully assessed to ensure they are adequate, accessible and do not detract from the appearance of the development or neighbouring properties.

9. Compliance with Planning Policy

The proposal should be assessed against Arun District Local Plan policies relating to design quality, residential amenity, character of the area, sustainable development, parking standards, and landscape and biodiversity. In my view, the proposal fails to respect the established character of the area and represents an overly intensive form of development.

Conclusion

While I recognise the need for additional housing, it should be delivered in a way that respects the existing neighbourhood. This proposal is excessive in scale, height and density and would have an unacceptable impact on the character of Annandale Avenue and the amenities of 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
PO21 2ET

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>