

31st July 2026

P D Bennett
68 Annandale Avenue
Bognor Regis
West Sussex
PO21 2EX

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 30th July 2026 which has been recorded as an objection with the comments as follows:

OWPC85471

I am against the proposed development at 63 Annandale Avenue for several reasons.

Firstly the effect on the surrounding area and my property.

The immediate area is residential consisting typically of three or four-bedroom family homes, with front gardens, hedges and driveways. Gaps between buildings from single story garages and/or driveways allows light and sky to be visible between the properties. Road-side trees and front garden plants enhance the environment.

Apart from the few new builds resulting from the road cut through from Victoria Drive prior development has been limited to conversions, and has minimised the effect on the area by limiting extensions to one story and has maintained roof lines and building separations.

However, this proposed new build is different and represents a fundamental change to the character of the area and so detriment to my property.

The building is a completely new construction of three stories while existing buildings are two stories only. The proposed elevations show an attempt to visually emulate a pair of semi's but they also show it to be 25% to 33% taller, not a lot on the paper but physically it will be very obvious and intrusive compared to the current property.

The development is obviously not a family home, it consists of nine flats, actually bed-sits. The developer's representative at a local meeting mentioned something about sheltered housing or vulnerable people being housed. I can see nothing in the planning application which confirms, or compels, that use nor does the design seem to provide for access ramps or lifts or staff accommodation. It does appear like a set of starter flats for nine singles or couples with inadequate parking provision.

The development also removes a large hedge and garden which currently contributes to the ambience and environment of area and instead puts a building a few yards from the foot path instead of being set back and separated from adjacent properties. Although it is not mentioned in the planning application documents I expect the road-side tree will end up being removed as well.

My assertion is that compared to previous developments this one will change and compromise the area significantly in one large step rather than in minor acceptable ways as occurred previously and in doing so will give precedent to justify more development out of character in the future. I believe a line should be drawn at this point.

Secondly, the parking situation. I believe the parking survey report is flawed.

The survey claims Tuesday and Wednesday nights are peak periods, this does not reflect my experience.

Afternoons and evenings are usually the peak, often Friday and Saturday and also when the Vets surgery in Victoria Drive is seeing patients. The staff from the surgery do not use their car park, it is reserved for clients. Parking becomes easier later on but people returning home from work have difficulty parking.

Examples of the difficulty include

- People park on the large drive of the currently unoccupied property ie no 63,
- Residents also regularly have to juggle cars to make room to park, squeezing their own cars close together,
- Cars regularly obstruct drive ways,
- Drivers often park too close to the junction and on the pavement,
- Residents find it necessary to park front of their own drives.

The actual difficulty at a proper peak time is not accurately reflected in the parking survey.

In summary, I believe the change to the character of the area and the increased parking difficulty will be detrimental to both the value of my property and satisfaction I get from living in the area. I therefore urge the District Council to reject this application.

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>