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31st May 2022

Mr S Willard  
49 Victoria Road  
Bognor Regis  
West Sussex  
PO21 2JL

**Case Officer:** Kathryn Welch  
**Telephone:** 01903 737789  
**Email:** [kathryn.welch@arun.gov.uk](mailto:kathryn.welch@arun.gov.uk)

Dear Sir/Madam,

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

Application No: BR/94/22/HH  
Site Address: 38 Bassett Road Bognor Regis PO21 2JH  
Description of works: Roof extension to create 2 additional annex including the installation of 4 x dormers and balcony and alterations to fenestration/openings.

Thank you for your internet representation made on 30th May 2022 which has been recorded as an objection with the comments as follows:

OWPC47835

Having read through the documents for the proposed works for 38 Bassett Road, Bognor Regis, Ref no BR/94/22/HH listed on 13th May 2022, I wish to submit an objection based on the following points

1. It states the proposed building extension is for 'Family Members only.' I believe this not to be the case based on the proposed plans. The Floor plans show potential for 5 self-contained living spaces that could be adapted due to the adjoining internal doors. I firmly believe this to be a business venture with holiday letting as the primary intention.
2. Within the proposal, it references to materials being used externally. This question was answered with a NO. I believe this not to be the case, due to the construction of Dormer windows, new build to replace existing conservatory and proposed balcony.
3. This development would have a negative impact on the environment and quality of life to the local residential area in particular the traffic, parking, and increased levels of noise. Both in the short term, with trade-persons working at the site and the materials being delivered by HGV's. In the long term, this will become an 11-bedroom property which will create additional traffic to people visiting the property including local services.
4. Due to the local area not having any restrictive parking or the proposed development not providing any additional off-street parking, this would have a serious impact to safety and the emergency services gaining access to the local area. The proposed development is located on the junction of Bassett road and Victoria road, which has restricted sighting to on- coming traffic and a narrowing of the road which increases the risk of serious accidents to pedestrians.
5. I believe the proposed plan will have a negative effect to the appearance of the local area as this development can be seen from the public footpath and highway. With the proposed extended height of the single storey building, it would reduce light to neighbouring properties

6. With the proposed balcony to the front of the property, this would have a direct negative impact to our privacy, especially being at the same height as our 3-bedroom windows
7. The proposed 11-bedroom property would have a negative impact on the existing infrastructure which has not had any upgrade in many years (utility systems, road surfacing etc).
8. In the written description of the proposed plans it states there are only two dormer windows where in fact there are three.
9. Within the proposed plans, there is another front door to the main part of the property. The plans are not clear on what the intentions are for that part of the building.
10. The existing part of the property that contains a swimming pool, would have a complete change of use. Looking at the proposed plan for the three downstairs living spaces there is only the front door as a means of escape, so do not believe this to meet current fire regulations, especially if this was to be used other than for family members.

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. 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](mailto: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.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

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>