



Response to Neighbour Representations
24th November 2025

**The Old Manor House (1 Summerley Lane), Felpham, Bognor Regis,
PO22 7HN**

1. Overview of Received Comments

Six objections were received. A review of these shows that several contain duplicated or near-identical paragraphs and phrasing, including instances of full verbatim repetition. This indicates a degree of coordination between some of the submissions rather than six independently formed assessments.

For example, the objection submitted from 9 Summerley Lane is identical to that from 5 Summerley Lane, and two further objections repeat the same core text. While residents are fully entitled to comment, the overlapping and duplicated nature of these representations inevitably reduces their collective evidential weight.

This is particularly relevant given that both statutory consultees — West Sussex County Council Highways and Felpham Parish Council — raise no objections and identify no concerns regarding traffic, access, parking, amenity or safety. Their technical assessments provide a reliable basis for evaluating the proposal.

2. Non-Material Issues Raised

A number of comments relate to matters that cannot be taken into account in a planning decision.

2.1 Car Parking Habits of the Homeowner

Some objections refer to the applicant's own vehicles being parked on Summerley Lane. As this is a public highway with unrestricted parking, this has no bearing on the proposed guest accommodation use. Planning decisions must be based on the impact of the development itself, not on historic or personal behaviour.

2.2 Ongoing Renovation of the Main House

Concerns about previous renovation works, past deliveries or the main house being unfinished relate to private domestic works outside the scope of the application and are not material planning considerations.

2.3 Existing Congestion from King George V Playing Fields

Weekend activity associated with the local playing fields is unrelated to the proposed development and cannot be attributed to, or influenced by, the applicant.

3. Parking, Traffic and Vehicle Movements

This application is supported by a detailed Parking and Access Statement and has been reviewed by WSCC Highways as the statutory authority.

3.1 WSCC Highways – No Objection

The WSCC assessment (06/11/2025) confirms:

- Visibility at the access is sufficient for a 20mph road
- No material intensification of access is expected
- The fallback of a 15-bedroom dwelling represents greater potential traffic generation
- The former nursing home use generated significantly more vehicle movements
- Eight on-site guest spaces exceed the WSCC standard of one space per bedroom
- All vehicles can turn within the courtyard and exit in forward gear
- No unacceptable impact on highway safety or the operation of the highway network
- No transport grounds exist to resist the proposal

These conclusions directly contradict speculative assumptions made in several objections.

3.2 On-Site Parking Provision

The submitted Parking & Access Statement demonstrates:

- Eight dedicated guest spaces within the courtyard
- All manoeuvring takes place fully on-site
- Cycle parking is provided for six bicycles
- Owner and staff parking is retained separately
- The scheme fully complies with WSCC standards

The development therefore does not rely on or increase on-street parking.

3.3 Speculative Claims of “12 Vehicles”

Some objections assume that each guest room will generate two vehicles. This is not supported by any local, county or national planning policy.

- No technical consultee supports the assumption of 12 simultaneous vehicles
- The proposal is aimed at quiet, mature visitors, typically one vehicle per room
- Arrival and departure times are naturally staggered in short-stay accommodation

Speculative worst-case scenarios do not form a valid basis for refusal.

4. Access, Safety and Use of the Private Close

Some representations describe the access as narrow, blind or dangerous. WSCC Highways has assessed this in full and confirms the access is safe and suitable for the proposed use.

The new objection from 10 Old Manor House Gardens raises further concerns about the driveway width and the possibility of guests entering the private close. These points are addressed as follows:

- The statutory highway authority confirms visibility is sufficient
- The proposal does not intensify access use beyond the historic or fallback potential
- Guests enter via a clearly defined and direct courtyard entrance
- There is no operational requirement for guests to enter Old Manor House Gardens
- On-site turning prevents reversing onto Summerley Lane
- Professional evidence outweighs speculative concerns

The geometry and use of the access have been reviewed by WSCC and found safe and policy-compliant.

5. Noise, Disturbance and Privacy

Several objections raise concerns about noise or anti-social behaviour. The Design & Access Statement confirms:

- The owner lives on-site and directly manages guest conduct
- No communal or social facilities are proposed
- The nature of the accommodation attracts mature, quiet visitors
- The use generates fewer movements and less activity than the former nursing home / Autism Sussex uses

Concerns about smoking, drinking or guests knocking on neighbours' doors are speculative. The site layout directs all guest movements to and from the courtyard, and guests have no operational need to enter Old Manor House Gardens. Privacy is unaffected, as no external layout or window changes are proposed.

6. Parish Council – No Objection

Felpham Parish Council raises no concerns regarding traffic, access, parking or amenity. The only observation was the absence of EV charging provision — a minor matter easily addressed by condition if required.

7. Consistency with Submitted Application Documents

The Design & Access Statement, Parking & Access Statement, biodiversity documents and drainage information collectively demonstrate:

- A modest, well-managed low-impact use
- No unacceptable impact on neighbouring amenity
- Safe and compliant access and parking arrangements
- A sustainable reuse of the existing east wing
- No harmful change to the character or appearance of the area
- No intensification relative to historic site uses

8. Historical Planning Context

The principle of guest accommodation at 1 Summerley Lane is not new and has been considered in previous planning history for the site. Planning application **FP/82/19/PL** included proposals for part of the building to be converted into bed-and-breakfast style accommodation, including guest rooms. According to that submission, these proposals were discussed with Arun District Council's Planning Department and were considered an appropriate and viable use of the building in the future.

Importantly, the intentions expressed in the 2019 application align with the current proposal. My clients have been consistent and transparent since their ownership of the property regarding their long-term goal of introducing a small-scale guest accommodation element. The present application therefore represents a continuation of a clearly established direction of travel, rather than a sudden or unexpected change of use.

It is also relevant that the historic proposal in FP/82/19/PL involved a greater overall level of accommodation and activity than the six en-suite rooms now proposed. By comparison, this scheme is smaller in scale, does not include communal facilities, and represents a lower-intensity and more contained form of visitor accommodation. As such, the current proposal sits comfortably within the site's historic and potential future use as previously identified in discussions with Arun District Council.

9. Conclusion

When assessed against the development plan, national guidance and the consultee responses, all material planning considerations weigh firmly in favour of the proposal:

- WSCC Highways: no objection
- Felpham Parish Council: no objection
- Parking standards exceeded
- Safe and sufficient access confirmed by the statutory expert
- Low traffic generation relative to historic use
- No unacceptable impact on neighbours' amenity
- No material planning harm identified
- Historical planning context supports the acceptability of guest use

This is a modest, high-quality proposal that makes productive use of the existing east wing, supports local tourism, enhances the appearance of the building and aligns with local and national planning policy.