

MAUREEN COOK
69 VICTORIA DRIVE
BOGNOR REGIS
EAST SUSSEX
PO21 2TD

Your Ref: OWPC16541
Our Ref: FP/268/17/PL 26-10-2017
Please ask for:
Richard Temple

11th December 2017

Dear Sir/Madam

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

Detached 9No. bedroom annexe for Beachcroft Hotel with 9No. car parking spaces.
Boat Pound between Greenock Villa & The Gunpoint Clyde Road Felpham

Thank you for your internet representation made on 8th December 2017 which has been recorded as '**an objection**' with the comments as follows:

Miriam Nicholls claims that the Developement would be "much needed additional accommodation at a time when the number of hotels in Bognor and the surrounding area is declining". Declining? Due to lack of demand perhaps? Beachcroft Hotel rarely seems full and the seafront patio is mostly empty even during high season.

Butlins are building a new hotel on the Bognor/Felpham border.

The Beachcroft is owned by a Multi-National Organisation. Is there any interaction with, understanding of or respect for the local residents' views or the way of life of the surrounding area?

Goodwood and Rolls Royce occasional overflow is unlikely to benefit the Local Economy. A few part time jobs don't warrant major upheaval and misery for the local population.

The Architect's Economic Statement does not mention Felpham, except on the front page. As though the Beachcroft, Gunpoint and proposed new development are in Bognor. This is a Felpham Planning Number. Planning Notices are only posted in Felpham.

The Statement claims that the plans have been submitted : "Following an extensive design process including local consultations" What "local consultations"? In Felpham? In Bognor?

The proposed stark cold glass design, far from "complimenting other seafront buildings along the Promenade" does not even complement the Beachcroft Hotel, let alone the adjacent B@B or buildings on Clyde Road/Outram Road. It is completely out of synch with its proposed surroundings. It would stand out like a sore thumb.

The proposed 4 storey building (3 plus the lower parking floor) is way too large for the allocated space. Almost a storey higher than neighbouring properties and on the very edge of the Promenade. It would totally dominate the Victorian buildings on Clyde Road and the Gun Post itself. The promenade is quite narrow there and passage is constricted by the corner. The formidable mass of a glass edifice looming above the promenade would be overwhelming, unsightly, and extremely intimidating.

The Gull Wing roof is a major folly in the face of the Winter Gales that batter the Headland. Designs and materials in Seaside areas must be solid and weatherproof, tried and tested and proven to withstand the ravages of Tide and Time. If not, they will soon rot. Glass frontage constantly exposed to sea water, battered by salt laden coastal wind and

rain, rapidly becomes an eyesore.

This architect already has one derelict "Gull Point". A giant carbuncle on the Headland, spoiling the beautiful view of Felpham Bay. Always being repaired/remodelled/reconstructed. Covered in rusting scaffolding and tattered straggling netting. Another huge folly. A permanently unoccupied monster at one of the most stunning and photogenic locations along the South Coast.

Clyde Road and Outram Road are small, narrow and congested. Barely able to cope with the existing Hotel/B&B and residential traffic. A further 9 apartments, possibly involving two large vehicles per resident would cause traffic chaos for the local community.

Construction would cause a major problem for residents and local businesses alike and presumably for the Hotel itself. Closing the Seafront Promenade during construction would be an extremely unpopular move. Hundreds of people walk along that path daily to and from Felpham/Bognor. Many of these inhabitants/visitors/workers have wheelchairs/walkers/crutches/sticks etc. They have right of passage along the route.

The Economic Statement includes a Development Proposal for Gun Point, now also owned by the de Savarys, but no plans are available on Arun District Planning site. Will plans for these to be made available before a decision is made regarding Gull Point?

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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 faithfully

Neil Crowther
Group Head of Planning