

[REDACTED]

Please upload the below and attached to the above application; further documents and information.

Thank you



[REDACTED]

Good evening Maria

Please find attached scale plans at 1:50 scale. The application is for 9 persons in individual rooms, there is parking for 3 cars to the front and the intention is to provide 9 spaces in a covered bike rack to the rear where it is secure.

All the rooms exceed minimum room sizes and the kitchen diner is large enough to comfortably accommodate 9 persons. We believe this will add valuable high-quality accommodation to local people.

We already work with Arun council and have a track record with housing of providing quality provision and service. We have also engaged with the HMO officer at an early stage and have built-in his recommendations.

We have changed the position of the bins under a covered area behind the low wall to the front of the building as per the plan and the bike storage is to the rear.

We appreciate the concerns of the Parish council and are happy to meet them to discuss their concerns at the building. If I may address some of their concerns in this email:

Regarding the character of the area, I believe there are not a significant number of HMO style properties in the area and have spoken to the HMO officer regarding this. I don't feel this will add many more users to the property as it has already been used as a house in multiple occupation by its previous use.

We feel the three off-road spaces and the addition of secure covered bike racks will reduce car use and we are happy to consider an electric charging point. This will not impact on the time-limited parking in any way.

We do not feel that this change of use from a house already used by multiple occupants will be detrimental to the amenities of neighbours and contravene Policy H SP4 (a) and (b) as the property has been previously used by multiple occupants. We do not feel that granting this HMO will give rise to a material change to the area as the building has already been used in a similar way already and the seafront has always had a higher density of occupiers than the larger detached dwellings further inland in the town.

We feel that the impact on parking will be minimised by the use of off-road parking and bike racks.

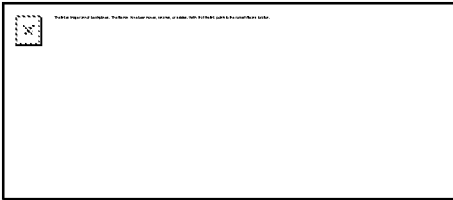
There is a need for high-quality low-cost accommodation for people in the area, we are providing a quality option that meets and exceeds national guidelines. We are a proven company and can supply references to the Parish council on the way we conduct our tenancies if they would wish to.

Should this go to committee we would welcome an opportunity to attend?

Kind regards

Mike

Mike Ablett



Dear Mr Ablett,

As I have mentioned in my previous email I can't do anything with error which has already occurred; I got this application because of that 2 days ago.

Working on it I am wandering if the drawings of floor plans are to scale if yes, what is a scale (1:100? 1:50? or other.

Would you be so kind to let me know?

Kind regards

Maria



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From: Mike Ablett <mikeablett@lpil.co.uk>
Sent: 04 September 2020 09:27
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: Re: 17 Nyewood Lane, Bognor AW/151/20/PL

Good morning Maria

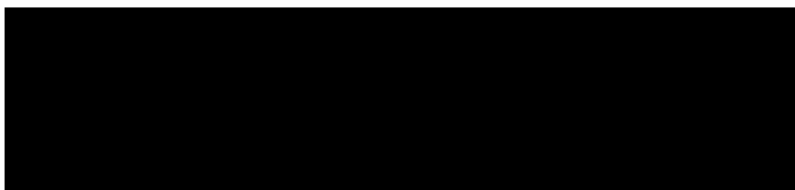
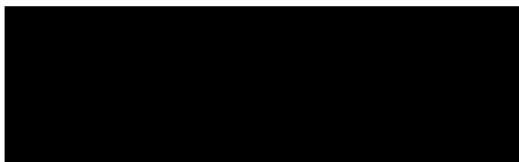
Thank you for your email, we were not aware of any errors or delays and were expecting a decision on the 28th August.

This does leave us with a challenge as we were working towards a decision on that date.
Are you able to give me a rough idea of when we might expect a decision at all?

Kind regards

Mike

Mike Ablett



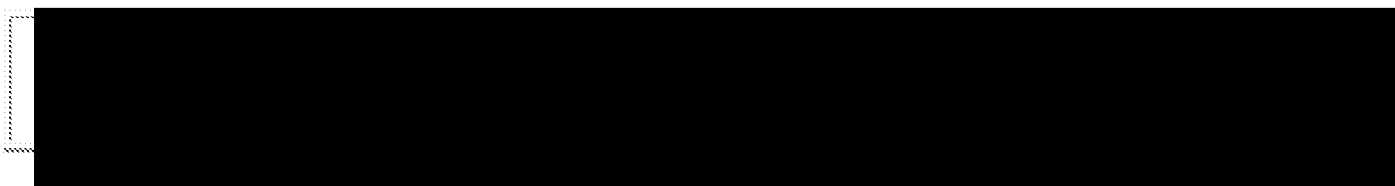
Good morning Mr Ablett,

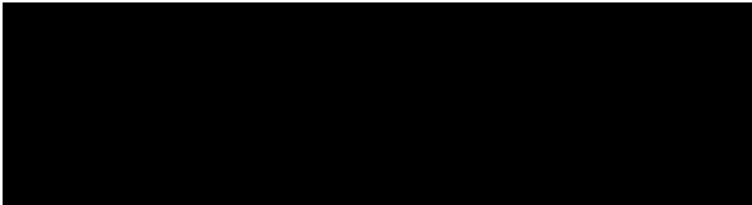
Probably you have been already informed that due to an error in the system
Your application didn't appear on my list only 2 days ago, so yesterday I went to put site notice on the site.
I will do my best to finish my report until Wednesday next week.

However the precise date of decision I can't tell you now since the Town Hall objected your application.

Kind regards

Maria





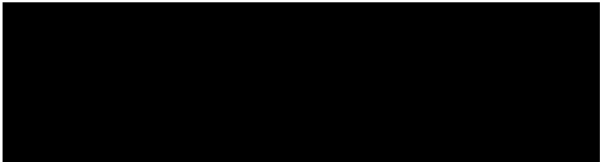
Good afternoon Ms Tomalova

We are the applicant's for planning at the above, could you kindly give me an update as to when we may expect a decision, please?

Kind regards

Mike

Mike Ablett



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