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29th October 2020

ALDWICK PARISH COUNCIL
88 Pryor's Lane
Aldwick
Bognor Regis

Case Officer: Maria Tomalova
Telephone: 01903 737510
Email: maria.tomalova@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: AW/240/20/PL
Site Address: 17 Nyewood Lane Aldwick PO21 2QB
Description of works: Change of use of former residential parenting unit (C2 Residential Institution) to 8 bed House in Multiple Occupation (C4 Sui Generis). This site is in CIL Zone 4 (Zero Rated) as other development.

Thank you for your internet representation made on 28th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30766

Members object to the development on the grounds that insufficient information has been supplied with this application following a previous withdrawn application

Owing to the rudimentary nature of the plans, it is difficult to ascertain whether this is a "shared house" or a "bedsit-type shared house" for which different licences are required. Although all rooms appear to meet the size criteria for double occupancy, Members found no indication of whether the rooms are single or double in nature and therefore the number of occupants remains unknowable. Furthermore, the rudimentary plans make it impossible accurately to gauge the dimensions of the rooms rather than the overall area. Members noted that the kitchen diner meets criteria for up to 12 persons but should the intention be to classify the bedrooms as doubles, the size would be inadequate. Members also found confusing the labelling of one room as a kitchen diner and another as a dining room. While commending the ensuite bedrooms, Members considered that, apart from these, the first floor appears to have the only shower room and the ground floor has one toilet in the utility room for 2 bedrooms and an unknown number of occupants as well as eating and dining facilities. Members noted that there is no comment from environmental health/private sector housing department concerning adequacy of facilities nor is there a recommendation from the fire authority regarding their requirements to meet legislative standards. Nyewood Lane at this point is a mixture of houses and flats with a balance of both to maintain the nature and character of the area. A further house of multiple occupancy would upset this balance which is already threatened because of other proposed developments. This building occupies a sensitive site because of the proximity to the sea and local parks, a restaurant, a busy public house and local nursing homes and shops. Parking requirements are not just for residents, but for visitors to the town. The application states that parking spaces have been reduced to three (marked 2, 2 and 3 on the plan) although there is a missed opportunity for the provision of an electric charging point. (Arun District Parking Standards Supplementary Planning Document 2020) The committee noted that this number of

dwelling would put further demand on scarce parking in this area. Therefore, members strongly opposed the application on the grounds that the change of use would be detrimental to the amenities of adjoining properties and would give rise to material change in the character of the neighbourhood properties and therefore would contravene Policy H SP4 (a) and (b) and that the development would contribute to the generation of excessive parking demands harming nearby public amenities and contravening Policy H SP4 (c) both of the Arun District Local Plan 2011-2031 and Parking Standards Supplementary Planning Document January 2020. Members further considered that insufficient information was given regarding the precise sizes of rooms and the safety facilities required to meet national standards (Policy D DM2). They were also concerned at the apparent inadequacy of hygiene facilities. Members regret the missed opportunity to provide further visitor accommodation for the town's tourist industry or high quality single dwelling accommodation fit for the future.

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 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 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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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 www.arun.gov.uk/planning-privacy-statements

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.