

From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 03 November 2020 10:13
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: AW/240/20/PL 17 Nyewood lane, Bognor

Please upload the below to the above application; confirmation of number of people in HMO

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
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Save the environment - think before you print.

From: Mike Ablett [REDACTED]
Sent: 03 November 2020 09:13
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Cc: Ben Lamb [REDACTED]
Subject: Re: AW/240/20/PL 17 Nyewood lane, Bognor

Good morning Maria

Thankyou for getting back to me. We are only applying for a 8 person HMO. There will be no double rooms so single occupancy so there will be plenty of room for the tenants to comfortably live.

Many thanks and I look forward to hearing from you.

Kind regards

Mike Ablett

On 2 Nov 2020, at 19:31, Maria Tomalova <Maria.Tomalova@arun.gov.uk> wrote:

Dear Mike,

I have checked again your plans; I can't see any problem it is drawn by hand whilst it is to scale. I would argue the room 4 is 7.7 sq metres but slightly less.

You do not need to respond to objections; we will do it if we decide to support you.

I am not surprised that ALDWICK PARISH COUNCIL objected your application; they have objected previous as well and they usually do not change their mind. There is rather negative attitude towards

HMOs since within area there are some around.

In case we are going to approve it (I have to speak with my manager first), it should be decided by a committee (due to objection of Parish Council).

I have had last year a similar case and the committee required to confirm not only 8 bedrooms but (it was also 8 bed HMO) also the number of person what was 8 and therefore it was acceptable.

You should confirm the number of people as well. This is crucial.

Kind regards

Maria

[Maria Tomalova](#) | Senior Planning Officer, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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<image001.jpg>

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From: Mike Ablett [REDACTED]
Sent: 02 November 2020 13:14
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: AW/240/20/PL 17 Nyewood lane, Bognor

Dear Maria

I have noticed two objection letters and wanted to address the points raised if I may,

Regarding the plans, they are hand-drawn but are accurate and a scale is supplied, I am happy if any of the respondents would like to visit the property.

R and S Peters:

Point 1 The building is large enough and all rooms sizes exceed the minimum space standards and with the addition of a kitchen diner plus a large dedicated dining room does not constitute a small house

Point 2 There is no loss of on-street parking in any way, there are 3 marked bays for cars plus the addition of a covered bicycle rack, the residents of HMOs will be on lower wages and most do not typically own a car as they will work locally

Point 3 A full fire risk assessment has been undertaken and all recommendations carried out.

Aldwick Parish council:

The application is for an 8 bed HMO and the HMO application is for single occupancy, there are more than adequate facilities for 8 persons in the property

The parish council states it cant ascertain the size of the rooms, these are clearly printed with the square meterage on the individual rooms with a scale.

There are more available bathrooms for an 8 person HMO and on the first floor alongside an en-suite room there are two bathrooms plus a separate WC, this makes in total, not including the ensuites, 4 Toilets, and two bathrooms effectively shared by 6 persons, that far exceeds the amount required.

The area has always been a high-density accommodation area since Victorian times and a well-run HMO does not detract in any way from the respondents quality of living or materially affects the area.

We have experience in running high-quality HMOs, there were already multiple persons living in the building so the density of persons in the areas used will not increase significantly.

Kind regards

Mike

Mike Ablett



<http://www.arun.gov.uk>

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