

Our Ref: 1941/wtm
9 October 2019

Directorate of Planning & Housing
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Sir

**Lawful Development Certificate: 16 Selsey Avenue, Bognor Regis. West Sussex.
PO21 2QZ**

We enclose our clients Planning submission in respect of the above, together with copy of each of our drawings 1941 P 01 location and block plans, 02 Plans and 03 Elevations as existing and validation check lists.

We anticipate the submission fee will be £ 462.00 excluding portal charges, should this not be the case please inform us by return.

The proposal is for Lawful Development Certificate for established use of the house in multiple occupation with 7 bedrooms. The property has an existing Arun District Council HMO Licence 8920 first issued in August 2007 and currently under renewal. The proposal meets the requirements of the Local Plan Section 12.5 and Policy HSP4 :-

Where planning applications for houses in multiple occupation (HMOs) are not already covered by permitted development rights, they will be favourably considered where they:

- a. Do not adversely affect the character of the area
- b. Do not contribute to the over concentration of HMOs in a particular area
- c. Do not contribute to the generation of excessive parking demands or traffic in an area
- d. Provide adequate areas of open space

West Sussex County Council parking standards apply for Houses in Multiple Occupation as contained within the 'Revised County Parking Standards and Transport Contributions Methodology'. A condition will be attached to permissions requiring adequate provision of domestic bins for properties being converted to non self-contained housing, where the conversion is to be used by more than six people.

The property complies with the requirements of Chichester and Arun Landlord Accreditation Scheme Standards.

There are 5 existing vehicle parking spaces available, the site is near to the town center and therefore a sustainable location and within 5 minute walk of local bus services, secure cycle is located in the garage with bin storage provided in the amenity space.



Supporting evidence with this submission includes HMO Licence 2009-2014, 2014 renewal and accreditation and the recently expired 2019 licence currently in renewal.

Please contact us if you require further information or have any queries.

Yours sincerely

Will Matthews

William Matthews
Hda projects

Director: · William Matthews ·

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Architectural Services and Building Design Consultants