



Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
Planning & Building Control General Enquiries
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19th April 2021

H Ablett
12 South Way
PO21 5HF

Dear Sir/Madam,

Case Officer: Finlay Gardner
Telephone: 01903 737915
Email: finlay.gardner@arun.gov.uk

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

Application No: BE/37/21/HH
Site Address: 19 South Way Bersted PO21 5HB
Description of works: Removal of 3 No existing lean-to structures, erection of single storey side & rear extension, loft conversion to form new 2nd floor with roof alterations to form gable end with rear dormer projection & detached outbuilding to be used as annexe to existing dwelling.

Thank you for your internet representation made on 18th April 2021 which has been recorded as an objection with the comments as follows:

OWPC35153

Concerned at the amount of bedrooms that will be at this site. This is a huge difference to what is ultimately a residential home. 7 bedrooms on one site, albeit not in the same building (taking the annexe into consideration) is an HMO by stealth. Bognor is already under pressure from HMO development without the necessary infrastructure to support it. Not part of the Local Plan. Local council are already looking into HMO's and reviewing the pressure on resources in areas (meetings last year). This road is a main bus route, also the main route to a local Primary School and nursery school and the biggest Secondary school in the area. No additional parking has been proposed, so this will put more pressure on an area that already has plenty of issues in this respect. The house is semi detached and I would be concerned for the adjoining neighbours in terms of noise and boundary encroachment. This is a huge change to the existing dwelling and a large change to the side and rear boundaries.

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 including your name and address 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.

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 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.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.