



Bognor Regis Town Council
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Your Ref: OWQC23134
Our Ref: BR/107/19/PL
Please ask for:
Amber Willard

22nd May 2019

Dear Sir/Madam

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

Change of use of single dwelling to a House in Multiple Occupation (HMO)
32 Argyle Road Bognor Regis

Thank you for your internet comments made on 21st May 2019 which has been recorded as **'an objection'** with the comments as follows:

OBJECTION Members feel that this application does not comply with all aspects of Policy H SP4 of the Local Plan.

It is considered that permitting this HMO would adversely affect the character of the area and would tip the balance between different types of housing in losing a family home. The applicant themselves state that there is evidence of some houses already having been subdivided into flats and bedsit units in the area and Members, therefore, do not wish to see another family home lost.

An 8 person HMO with, only one parking space provided, will undoubtedly contribute to the generation of already excessive parking demands in the area. It is noted that apparently only one of the present occupiers currently has a car, but there is no way of knowing the vehicle status of any future occupants.

Given the evidently small-scale gardens that surround the property, Members do not feel that adequate areas of open space, suitable for 8 persons, can be provided in this application.

Furthermore, going from a single dwelling to an 8 person HMO will likely generate more refuse and the plans do not incorporate areas to adequately store refuse prior to collection. Consequently, Members are concerned that such waste would become both unsightly and a health hazard, particularly during summer months. An increase in the number of occupants may also give rise to noise and disturbance to other residents.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be

advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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 faithfully

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning