

Objection to Planning Application

21 Longford Road, Bognor Regis, PO21 1AB

1. Overconcentration of HMOs

There are currently four businesses trading, as Houses of Multiple Occupation (HMOs) within a 50-metre radius of the application site. Approval of this application would increase that number to five, raising the concentration of HMOs within this area from 5.3% to 6.6%.

Within a 100-metre radius there are 136 residential properties, of which seven are currently HMOs. This represents a concentration of 5.1%. If this application is approved, the concentration would rise by 0.8% to 5.9%.

This represents a disproportionate concentration of HMOs compared to the wider Bognor Regis area.

2. Impact on the Character of the Area

The application suggests that the proposed HMO would only have an impact comparable to that of 'a large family dwelling'. This is not an appropriate comparison.

A large family home operates as a single household, whereas a business operating as an eight-bedroom HMO accommodates multiple unrelated individuals, each with different schedules, visitors, transport requirements and daily routines. As a result, the intensity of occupation will be significantly greater for neighbours than that experienced from a neighbouring large traditional family dwelling.

Furthermore, the application's assertion that the proposal reflects a form of housing that is commonplace within the area is questionable. Large family homes (that is 6 bedded houses) constitute less than 3% of requests for housing stock in Bognor Regis and should not be treated as the benchmark against which the impacts of this development are assessed.

The applicant supports this application citing that Longford Road sits within an area already containing a mix of houses therefore an HMO will blend in. A significant reason that Longford Road has become a mix of houses is, recently, HMO businesses have become 6% ish of housing stock, resulting in an imposed change to this area diminishing its residential roots. Another HMO will change the area significantly more, imposing greater mix, therefore, imposed HMOs have contributed to the mix of housing rather than the mix complimenting the arrival of HMOs.

Overall, this increased intensity of HMO use will further alter the residential character of Longford Road and immediate area. Planning Law allows for refusal of application where the adverse impact to localities is reasonably anticipated.

3. Parking and Highway Impacts

The application identifies cycle storage as a measure intended to reduce parking demand. However, the provision of bicycle storage does not guarantee that residents will not own or use vehicles.

Given that the proposal would accommodate up to eight occupants, there is the potential for a significant increase in parking demand. Even if only a proportion of residents own cars, the cumulative impact on on-street parking could be substantial in an area where acknowledged, acute, parking pressures already exist.

I therefore respectfully request that the Council refuse this application or at least assess the likely impact of the proposal on parking availability, highway safety and the wider residential environment prior to a decision being made.

4. Existing Concentration of HMOs

When Arun District Council reviewed HMO provision in 2020, there were approximately 160 HMOs located within the wider Bognor Regis area. 25 of those properties, representing approximately 16% of the total, were concentrated within a small land area of a land less than 500 metre's of Longford Road.

This level of concentration appears disproportionate when compared with the wider district. I request The Council to consider not only the impact of this individual application but also the cumulative effect of continuing to approve HMOs disproportionately within this small land, heavily concentrated area, Criteria supporting planning applications include sustainability criteria. Sustainability criteria consider residents' ability to walk to shops, doctor's surgeries, schools, buses etc. There are many alternative areas in Bognor Regis, with local shops, schools, buses etc. that could meet sustainability criteria that developers could consider for their HMO businesses. To refuse this application on the grounds of over concentration and density, may encourage developers towards better dispersal throughout Bognor and protect the oversubscribed Town Centre.

5. Pressure on Local Infrastructure and Services

The application refers to the site's proximity to town centre amenities. While accessibility is a relevant consideration, it does not necessarily demonstrate that local services have sufficient capacity to accommodate additional residents.

I would welcome clarification as to whether any assessment has been carried out regarding the cumulative impact on healthcare services, water and drainage infrastructure, waste

collection services, public transport and highway infrastructure, and other local community facilities.

6. Continued Growth in HMO Numbers

According to information available from licensed HMO records, the number of HMOs in Bognor Regis has increased significantly since 2020, with growth estimated at approximately 35%. 74% of HMO businesses in Arun are in Bognor Regis.

While HMOs play an important role in meeting housing demand, the distribution of that growth is equally important.

7. Impact on Residential Amenity

The application refers to surveys and mitigation measures and alterations inside the building intended to address noise concerns. However, the proposed occupancy level remains significantly higher than that of a typical family dwelling.

An eight-bedroom HMO business will generate a greater frequency of noise, comings and goings, visitor activity, deliveries, vehicle movements and general day-to-day activity. Their cumulative noise will impact on neighbouring residents' enjoyment of their homes and their lifestyles

The developer suggests that the property will be professionally managed, Included, will be effective complaints and monitoring systems but offers absolutely no description of the oversight being offered. Before considering whether to approve or refuse this application will the council ask for further detail regarding complaints and monitoring ?

Conclusion

For the reasons set out above, over saturation of HMO businesses, parking, noise, impact on local amenities I respectfully request that Arun District Council refuse this application or, at the very least, undertake a detailed assessment of its cumulative impact before reaching a decision.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd
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From: Hebe Smith <Hebe.Smith@arun.gov.uk>
Sent: 25 August 2026 09:44
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BR/134/26/PL 21 Longford Road PO21 1AB

Hello,

Please can this be uploaded as a representation on BR/134/26/PL.

Thanks,

Hebe Smith (she/her)
Senior Planning Officer, Planning Department

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From: Elizabeth Meadows [REDACTED]
Sent: 23 August 2026 12:14
To: Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: BR/134/26/PL 21 Longford Road PO21 1AB

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Hebe
Would you be kind enough to accept my objections to this planning proposal. Residents have expressed concerns regarding over concentration of HMOs near to them.
As County Councillor for Bognor East, it is my duty to articulate their concerns to you.
Just to say, if you feel it is appropriate I would be willing to speak at the committee planning meeting when this application is heard

Kind regards,
Elizabeth Meadows

Councillor – Bognor Regis East Ward
[REDACTED]
[REDACTED]



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