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From: Cllr. Francis Oppler <cllr.francis.oppler@arun.gov.uk>
Sent: 06 September 2026 18:47
To: Planning <Planning@arun.gov.uk>
Subject: FW: 21 Longford Road Planning Application

FYI

From: Samantha Osborne [REDACTED]
Sent: 03 September 2026 22:09
To: Cllr. Francis Oppler <cllr.francis.oppler@arun.gov.uk>
Subject: 21 Longford Road Planning Application

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Dear Francis

I write to thank you for your support in relation to this matter.

Please find reasons for my objection to the application.

Kind regards

Samantha Osborne (101 Longford Road)

Objection Lodged:

I object to this application on the following grounds.

My understanding is that the works, if not fully completed, have already commenced. If so, planning permission was not obtained in advance and this application is retrospective.

The application by Artus Kupis/Kupisproperty Ltd gives the applicant/company address as 21 Longford Road, Bognor Regis, PO21 1AB, whereas Companies House records the registered office as 3 Beecham Road, Portsmouth, PO1 5LY. The company's Confirmation Statement is overdue by over a year. While this may appear unrelated to planning, it raises concerns regarding compliance with statutory requirements, particularly given the legal, licensing and safety obligations of operating an eight-bedroom HMO. If works have already commenced or been completed, planning requirements also appear not to have been followed. Longford Rd already has a relatively high concentration of HMOs and has experienced problems with unlicensed HMOs. This end of the road is particularly densely populated due to the flats on the former Bognor Motors site and existing HMOs. Registered HMOs may not represent the full number operating in the area.

This property was designed as a 3-bedroom family home. Conversion to an eight-bedroom HMO removes family housing stock from an area where many young families live. Eight bedrooms would substantially intensify occupation, with additional visitors and, if inadequately managed, potentially unauthorised occupiers.

There appears to be only one communal area, forming part of the kitchen. Limited indoor communal space for eight occupants is likely to encourage use of the outside space for socialising, with potential for noise and disturbance. Similar problems associated with HMOs have previously been experienced in Longford Road. Once permission is granted, there is limited visibility over future occupants or how effectively the property will be managed. Previous HMO-related disturbance makes the potential impact on neighbouring residents a genuine concern.

Longford Rd already experiences challenges associated with its proximity to the town centre and railway station, including anti-social behaviour. It is a busy, densely occupied road and further intensification should be carefully considered.

Parking is already severely strained. Properties have removed front gardens to provide parking, affecting the character and greenery of the street. Up to eight additional adult residents could significantly worsen this. The flats on the former Bognor Motors site were approved partly because of their proximity to the railway station and the expectation residents would use bicycles or public transport. In practice, parking in Longford Road and adjoining streets is extremely difficult. Parked vehicles can restrict access to side streets, including for emergency vehicles, and cause difficulties when buses and HGVs pass. The road has little capacity for additional vehicles generated by an eight-bedroom HMO.

There are also existing drainage problems. A nearby property has required several recent Southern Water call-outs, with SW attributing the problem to the drainage system rather than the occupants. The plans appear to show seven toilet facilities. Converting a three-bedroom, two-toilet family house into an eight-bedroom HMO with this level of sanitary provision could place significantly greater pressure on an already problematic drainage and sewerage system.

For these reasons, I believe the proposed eight-bedroom HMO represents excessive intensification and would adversely affect residential amenity, parking, infrastructure and the character of Longford Road. I therefore ask that the application be refused.