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From: Nicola Spencer on behalf of Planning.Responses
Sent: 04 September 2026 12:04
To: Planning Scanning
Subject: FW: Planning Application BR/134/267PL

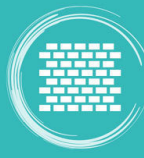
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 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 Our core foundations	 
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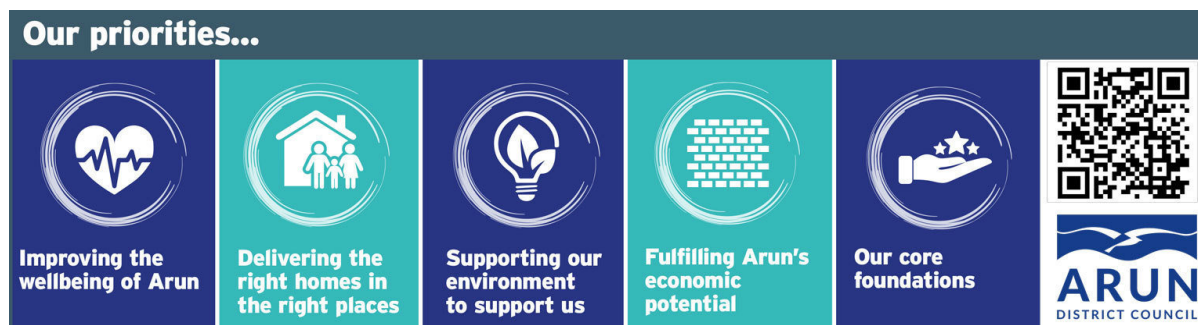
From: Nicola Spencer <Nicola.Spencer@arun.gov.uk> **On Behalf Of** Planning
Sent: 03 September 2026 19:25
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Application BR/134/267PL

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From: James Butler [REDACTED]
Sent: 28 August 2026 15:35
To: Planning <Planning@arun.gov.uk>
Subject: Planning Application BR/134/267PL

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Planning Application BR/134/26/PL

Proposal Change of use from dwelling house (use class C3) to 8-bed, 8-person house in multiple occupation (Sui Generis) to include a rear extension and loft conversion.

Location 21 Longford Road, Bognor Regis, PO21 1AB

Planning case officer Hebe Smith

Deadline for comments 4th September 2026

SENT : 28th August 2026

Dear sirs,

I have concerns about the scale and intensity of the proposed use, particularly given the existing concentration of HMOs in my immediate area.

I wish the council to take into consideration my following comments and my objection to granting planning permission for this development.

There are currently at least four HMOs within 50 metres of my house in Beatty Road. This represents approximately 5.3% of the 76 homes in the area. If this application is approved, that figure would increase to approximately 6.6%.

There are also seven HMOs within 100 metres. More broadly, there is already a significant concentration of houses in multiple occupation across the town centre.

1. Loss of family housing and imbalance in the housing mix

The proposal would remove a conventional three-bedroom family dwelling from the housing stock and replace it with a significantly more intensive form of accommodation.

The application should be considered in the context of the existing concentration of HMOs in the immediate neighbourhood.

2. Over-concentration of HMOs

There are already four HMOs within 50 metres and seven within 100 metres of the property, and my own home.

A further HMO could contribute to an excessive concentration of shared and potentially more transient accommodation.

3. Impact on the character of the street

The proposed eight-bedroom HMO would represent a substantial increase in the intensity of occupation compared with the existing three-bedroom dwelling.

Parking is already difficult, with vehicles obstructing pavements or accesses, double parking, and this puts pressure on nearby streets such as ours (Beatty Road). This situation is especially a problem after 6pm when occupants are in residence.

Longford Road is one of the main arteries in and out of Bognor town centre and is a busy bus route and is used by very large lorries and delivery vehicles accessing the town centre supermarket and adjacent Covers builders suppliers as well as several others.

No 21 has no car parking facility at present and the planning application does not provide any other car parking for its extra residents.

Due to the existing pressure on car parking in these streets, many home owners have had to sacrifice their own front gardens where possible for off street parking to ensure their ability to park their own vehicles. My own driveway and garages have been blocked in the past by transient residents of the local HMO's who rarely invest in the community or offer any respect. I have had to resort to plastering their vehicles with annoying gummed notices before they take any notice and stop parking across my and my neighbours driveways etc. This tension will only be made worse by increasing the number of HMOs in this area.

4. Increased traffic and comings and goings

Eight occupants, together with visitors, deliveries, service providers and potentially taxis or other vehicles, could result in increased activity around the property, which stands on the main road in and out of the town centre and does not have any current vehicle access of its own, only a pedestrian access point directly onto the public pavement. Delivery vehicles and service providers would have to park on the narrow main road impeding traffic flow especially the very regular bus services which pass the house. This house is not suitable for such a sizeable development.

5. Insufficient outdoor space

The proposal would substantially increase the number of people expected to occupy the property.

I do not consider the existing garden and other external space could provide an adequate level of amenity for eight bedrooms.

6. Over-intensive accommodation

The proposal would provide eight bedrooms within a property that currently contains three bedrooms.

I believe this represents an excessive level of intensification and the resulting scale of occupation would not be appropriate for the property and surrounding area. If allowed, it would have a negative impact on immediate neighbours and their right to enjoy their own homes, as well as a knock-on effect on the rest of us near neighbours.

For previous extensive developments you have allowed on the other side of Longford Road, where also there were no provisions for resident car parking, you used the arguments that residents would be workers for the town centre and not needing parking or would use bicycles has proved to be totally specious. That side of the road, despite there being a no-parking road marking, is every day packed with parked cars which is even worse at night.

On the basis of my comments above I object to this planning application being granted.

Thank you for taking the time to consider this matter.

Yours faithfully

J Butler