

2nd September 2026

J Owen
71 Longford Road
Bognor Regis
PO211AE

Case Officer: Hebe Smith
Telephone: 01903 737626
Email: hebe.smith@arun.gov.uk

Dear Sir/Madam,

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

Application No: BR/134/26/PL
Site Address: 21 Longford Road Bognor Regis PO21 1AB
Description of works: 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. This application is in CIL Zone 4 (Zero Rated) as other development.

Thank you for your internet representation made on 1st September 2026 which has been recorded as an objection with the comments as follows:

OWPC86383

The property 21 Longford Road was designed and built as a family home.
The property has limited outdoor space, once parking for 8 bicycles and waste collection is installed this will be greatly reduced.
The application claims the property to be in 'bad habitable condition' this is untrue, the property has always been in 'good habitable condition'.
The property has recently been renovated (WORK ONGOING OVER THE SUMMER) to include the replacement of the wooden sash windows to new UPVC, a planning officer should visit the property to ascertain how much further work has been completed to aid the planned conversion.
How can it be 'unknown' if the property will connect to the existing drainage system? Already there are issues with foul / sewage drainage due to 'overcrowding' in several of the houses in Longford Road where waste overflows onto the pavement.
One planning notice was posted on the other side of the road, not even opposite the proposed development house, THIS IS NOT APPROPRIATE FOR THE CHANGED USE to an 8 bedroom HMO at 21 Longford Road.

I note the HMO at 10 Longford Road was required to provide 5 car parking spaces, it has only 2, residents at this property use the already limited street parking. With seven HMO close to the proposed site, residents park on double yellow lines obstructing busses, cars and emergency vehicles. The problem will be increased by this development, providing no off road parking. Yes it is close to the train station and bus stop, however, in the real world an 8 person HMO, possibly housing up to 20 persons (if each room housed a couple, maybe some couples had a child, and possibly a dog or cats as permitted in the Renters Right Act), I'm not convinced 8 cycle racks would be much good.

This proposal is detrimental to human health and wellbeing, the shared living areas are not big enough to

allow each occupant / room space for a fridge, dry food, crockery, etc. . Sharing these facilities would compromise the safety of each resident with regard to food storage and preparation. Human welfare should be paramount, this development stinks of profit at human cost.

This proposed development will further corrupt the balance of housing in the road, impacting the character of the street to its further detriment, increasing traffic, impacting both neighbors' and the surrounding properties. I enjoy living at my home in Longford Road, however, the changing use of property, the over crowding in some houses is truly upsetting the balance of the neighbourhood.

Unfortunately, it is not possible for the council to respond to comments on planning applications but 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. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. 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/what-happens-next>.

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

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 <https://www.arun.gov.uk/privacy-policy/>

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

