

4th September 2026

Samantha Osborne
101 Longford Road
Longford Road
PO21 1AE

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 3rd September 2026 which has been recorded as an objection with the comments as follows:

OWPC86455

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.

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 <https://www1.arun.gov.uk/planning-application-finder>