

S M WALLER
24A NYEWOOD LANE
BOGNOR REGIS
WEST SUSSEX
PO212QB

Your Ref: OWPC19423
Our Ref: BR/141/18/PL 29-05-2018
Please ask for:
Mr S Davis

30th July 2018

Dear Sir/Madam

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

Change of use from dwelling (C3 Dwelling House) to 8 bed HMO (Sui Generis).
26 Nyewood Lane Bognor Regis

Thank you for your internet representation made on 27th July 2018 which has been recorded as '**an objection**' with the comments as follows:

24A Nyewood Lane
Bognor Regis
West Sussex
PO21 2QB

27th July 2018

PROPOSED DEVELOPMENT OF 26 NYEWOOD LANE INTO 8 BED HMO

PLANNING APPLICATION BR/141/18/PL

Dear Sir,

I write to object to the above planning application for the reasons that follow. I am the next door neighbour to the proposed HMO development on the South side. I have lived here for 24 years and knew the previous owner well as a neighbour and friend throughout that time. I know the building, having visited it over the years. I know the area well and can therefore comment, with some degree of accuracy on the likely effect that an HMO will have on the area, its residents and indeed the 8 occupants.

24 Nyewood Lane comprises 3 flats, A, B & C. I own and occupy 24A (ground floor), and am also the freeholder of the building. I have consulted with the owners of the other two flats (Mrs Fairbank 24B and Mrs Hardy 24C) and both are in complete agreement with this objection and have asked for their names to be added to it. There are, therefore, essentially 3 objections.

Reasons:

1. This development is, by any other name, a conversion in to 8 bedsits. As such, 8 unrelated people, with only one kitchen, and no communal area will suffer severe over crowding. Can you imagine trying to prepare and eat a meal with any degree of regularity, with 7 others vying for kitchen space, especially if one is at work all day. Bedrooms 3, 4, 5 & 6 will be like rabbit hutches. These were guest/children's bedrooms and not designed as "whole of life" boxes for one person to exist in.

2. The WSCC parking guidance is 0.5 spaces/resident. The present front patio can accommodate 3 cars only, parked parallel. The consultation document prevaricates somewhat on this point but does say 4 can be provided. This is impossible. A small narrow car could be parked beside the house on the space up to the side door, but would then be

blocked in by one of the front 3 cars. It would also be difficult, and therefore unsafe, to squeeze past this "extra" car to reach the side door. I have seen this done.

3. By definition, bedsits will be occupied by lower income and younger people. Without wishing to denigrate this category as a whole, it is statistically much more likely that the usual problems associated with bedsit neighbours will occur, e.g. noise, partying etc. No matter how well the owner or letting agent may vet the potential residents, anti social behaviour is more likely. No assurances or intentions have been given in this respect. This is a peaceful and trouble free area of Bognor, on the edge of Aldwick, and the proposed change of use, and therefore type of occupancy, will be completely and utterly out of keeping with the current situation.

4. It says on the planning forms that you received the application on 29th May, and the box has been ticked NO in answer to the question "has building work begun?" The skips for the gutting of the building arrived on 24th May and work has moved on a pace since then. The form filling is somewhat disingenuous and presumptuous in the extreme.

Yours faithfully,

S M Waller

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning