

Martin Rader
33 Tennyson Road
Bognor Regis
PO21 2SA

Your Ref: OWPC19466
Our Ref: BR/141/18/PL 29-05-2018
Please ask for:
Mr S Davis

2nd August 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 1st August 2018 which has been recorded as '**an objection**' with the comments as follows:

I object to the proposal for the reasons below:

The combined effect of 8 residents living together as a single household, have a detrimental effect upon the character of this locality, having regard to the harm arising from the proposed intensification of use in a quiet residential area of when considered in combination with the limited private amenity space and the inadequate bin & cycle stores and as such the proposal is contrary to the aims and intentions of policies GEN7 & GEN12 of the Arun District Local Plan, Policy D DM1 of the Arun District Local Plan 2011-2031 (Publication Version) and the good design principles in the National Planning Policy Framework.

Also the HMO by reason of the number of occupants and the lack of parking would be out of keeping with the residential area and harmful to the character of the area contrary to policies GEN7 and GEN12 of the Arun District Local Plan 2003 and HSP4 of the Emerging Neighbourhood Plan (publication version 2011-2013).

Finally there is evidence that a concentration of HMO's can have particular harmful effect on their surroundings (see Evidence Gathering - Housing in Multiple Occupations and Possible Planning Responses, Ecotec 2008). Bognor Regis has the highest concentration of HMO's in the Arun District. Further, Marine Ward has one of the highest HMO proliferation in Bognor Regis and adding further to this number would be seen as a further ghettorization of the area prior to your proposed regeneration at great cost to us.

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