

PI Rep



Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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Our priorities...

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

From: Breezie Allwright <Breezie.Allwright@arun.gov.uk> **On Behalf Of** Planning
Sent: 01 September 2026 10:23
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Fw: Planning application BR/153/26/CLP-1

Breezie Allwright

Planner Degree Apprentice, Planning Department

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Please note my working days are Monday, Tuesday, Wednesday and Friday.

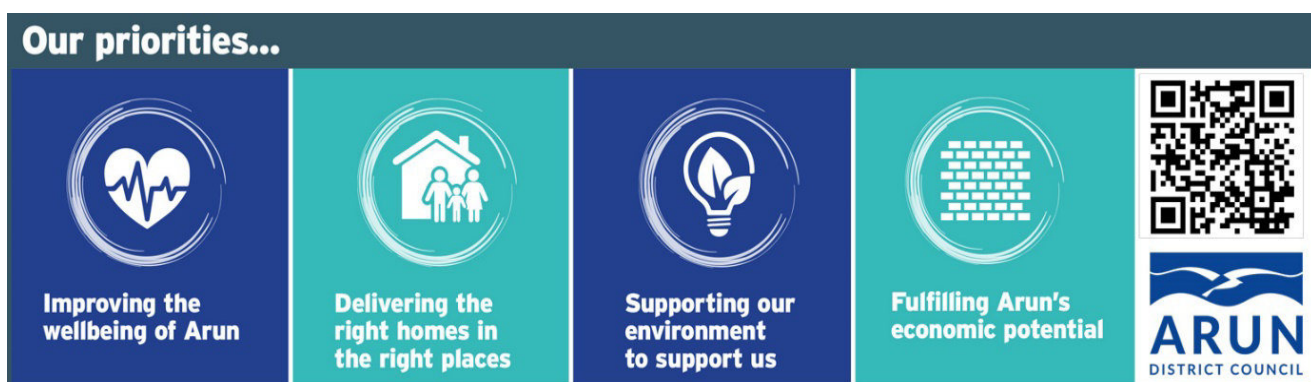
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From: Abby Homer [REDACTED]
Sent: 29 August 2026 08:10
To: Planning <Planning@arun.gov.uk>
Subject: Planning application BR/153/26/CLP-1

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Planning application: BR/153/26/CLP – 1 Highfield Road, Bognor Regis

Objection to proposed change from 18-bed student accommodation to 18-bed HMO

I live in the immediate vicinity of 1 Highfield Road and am therefore directly affected by the proposed change of use.

I wish to object to the proposed change from student accommodation to an 18-bedroom HMO.

My concerns are primarily regarding the potential impact of the proposed use on the residential amenity and character of the surrounding area.

An 18-bedroom HMO represents a substantial concentration of residents within a relatively small property. The change from specifically managed student accommodation to a general HMO could result in a different pattern of occupation and potentially greater impacts in terms of noise, comings and goings, refuse, parking and general disturbance.

I am particularly concerned about:

- The potential increase in noise and disturbance associated with 18 unrelated occupants.
- Increased pedestrian and vehicle movements and the resulting impact on the surrounding residential streets.
- Additional pressure on already limited on-street parking.
- The storage and collection of refuse from a property accommodating up to 18 residents.
- The effect of the scale and intensity of the proposed use on the character and residential amenity of the surrounding area.
- Whether the existing access, parking and refuse arrangements are adequate for the proposed number of occupants.
- Whether appropriate management arrangements will be in place to prevent disturbance to neighbouring residents.

I would also ask the Council to carefully examine whether the proposed HMO use is genuinely lawful under the relevant planning regulations, given the scale of the accommodation and the difference between the approved student accommodation use and the proposed general HMO use.

I would be grateful if the Council could also clarify the intended occupancy and management arrangements for the property, including the maximum number of residents, parking provision, refuse arrangements and how noise and anti-social behaviour would be managed.

I respectfully ask the Council to take these concerns into account when determining application BR/153/26/CLP.

I would also ask that, if the Council considers that the proposed use is not lawful under the Certificate of Lawfulness application, the application is refused.