



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

20th October 2025

C Davis
Nyewood Lane
Bognor Regis
West Sussex
PO212UD

Case Officer: Harry Chalk
Telephone: 01903 737577
Email: harry.chalk@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/162/25/PL
Site Address: 90 Aldwick Road Bognor Regis PO21 2PD
Description of works: Change of use from C1 (9 bed) (Bed and Breakfast) to a 9 bedroom, 9 occupant HMO (Sui Generis) with minor internal alterations. This application is in CIL Zone 4 (Zero Rated) as other development.

Thank you for your internet representation made on 18th October 2025 which has been recorded as an objection with the comments as follows:

OWPC79356

I am writing to formally object to the above planning application for the proposed change of use from a Bed and Breakfast to a HMO.

As a local resident, I am deeply concerned about the increasing number of HMOs in the area and the impact this is having on the character, cohesion, and quality of life within our community.

Grounds for Objection:

There is already a disproportionate number of HMOs in this area. Allowing another would contribute to an overconcentration, undermining the balanced and mixed community that the local development plan aims to preserve.

High densities of transient residents often lead to reduced community engagement, increased noise, and anti-social behaviour, making it difficult to foster a stable and cohesive neighbourhood. Nyewood Lane and area has reported a significant increase in anti social behaviour already in the last 18 months.

HMOs typically house more individuals than a single-family residence or B&B, increasing pressure on local parking, which is already limited. This could lead to congestion and safety issues. Nyewood Lane is already a dangerous road for parking often with cars both sides, that and the overgrown trees, puts pedestrians, cyclists and drivers at risk.

Higher occupancy often leads to increased waste production and can strain existing waste collection services. Poor waste management and lack of maintenance are common issues associated with poorly managed HMOs, again, something already present in the area.

I urge the planning authority to consider the cumulative impact of further HMO conversions and to reject this application in the interests of maintaining a balanced and sustainable local community.

Thank you for your attention to this matter.

Yours faithfully,
C Davis

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>