



Arun District Council
Arun Civic Centre
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30th October 2024

Bognor Regis Town Council
Ms G Frost
Town Hall
Clarence Road
Bognor Regis, West Sussex
PO21 1LD

Case Officer: Hannah Kersley
Telephone: 01903 737856
Email: hannah.kersley@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/180/24/PL
Site Address: Winslade Court 10 Cavendish Road Bognor Regis PO21 2JW
Description of works: Change of use from 8 bedroom House in Multiple Occupation (HMO) to 11 bedroom HMO. This application is in CIL zone 4 and is CIL liable.

Thank you for your internet representation made on 30th October 2024 which has been recorded as an objection with the comments as follows:

OWQC72002

OBJECTION This property sits within Marine Ward and is subject to an Article 4 Direction. Whilst it is acknowledged that houses already in multiple occupation use before the Direction was adopted may continue to be used in such a way, the Town Council are not in favour of this existing HMO increasing in occupancy. This would result in a proliferation and overconcentration of such uses in an area with an Article 4 Direction and would result in harm to the character of the area due to the number of such uses contrary to policy HSP4 a) of the Arun Local Plan.

The House in Multiple Occupation by reason of the number of increased occupiers would have a detrimental impact on the residential amenity of the other dwellings in the area contrary to D DM1 and QE SP1 of the Arun Local Plan. Furthermore, there is no parking provision associated with the property thus increasing the occupancy level would contribute to the generation of excessive parking demands causing harm to the amenity of the area contrary to policy HSP4 (b) of the Arun Local Plan.

Members noted the comments of ADC Private Sector Housing and Public Health, particularly in relation to some of the proposed ensuite bathrooms and small windows in certain bedrooms. The proposed HMO by reason of the inadequate size of the bathrooms proposed would not provide a sufficient standard of amenity for the residents in conflict with policy HSP4 c) of the Arun Local Plan and the Arun Design Guide.

The proposal would result in a overdevelopment of the site through the proposed intensification of use which would result in the inability of the site to accommodate a sufficient provision of communal recycling bins and safe bin storage areas and secure and covered cycle storage facilities for the prospective occupiers, contrary

to policies H SP4, T SP1 and WM DM1 of the Arun Local Plan, Design Guide and the NPPF.

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 on the website. 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.

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>