

10th April 2026

Bognor Regis Town Council
Mrs J Davis
Town Hall
Clarence Road
Bognor Regis, West Sussex
PO21 1LD

Case Officer: Hebe Smith
Telephone: 01903 737626
Email: hebe.smith@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/20/26/PL
Site Address: 51a Aldwick Road Bognor Regis PO21 2NJ
Description of works: Retention of change of use of first and second floor office to a 5 bed HMO. This application is in CIL Zone 4 (Zero Rated) as other development.

Thank you for your internet representation made on 10th April 2026 which has been recorded as an objection with the comments as follows:

OWQC82699

OBJECTION

Members object to this application for the following reasons:

Retrospective Development and Undermining of the Planning Process

The development has been carried out without prior planning permission, undermining the integrity of the planning system and public confidence in the process.

Intensification of Use and Overconcentration of HMOs (Arun Local Plan Policy H SP4; NPPF Para 130)

The proposal represents an intensified form of residential use which would contribute to an overconcentration of HMOs, undermining the balance of housing types and the creation of sustainable communities, contrary to Policy H SP4 and paragraph 130 of the NPPF.

Adverse Impact on Residential Amenity (Arun Local Plan Policy D DM1, QE SP1; NPPF Para 130(f))

The scale and intensity of the use would result in increased noise, disturbance and general activity, leading to a loss of amenity for neighbouring residents.

Parking Pressure and Highway Impact (Arun Local Plan Policy T SP1; NPPF Para 111)

The level of occupation proposed is likely to generate significant additional parking demand, resulting in overspill parking and potential highway safety issues.

Conflict with Shopping Parade Function and Harm to Local Centre Vitality (NPPF Para 86)

The introduction of an HMO in a shopping parade location fails to support the vitality and viability of the local centre and represents an inappropriate use within a commercial frontage.

Unsuitable Living Environment for Occupants (Arun Local Plan Policy D DM1; NPPF Para 130(f))

The location and nature of the use would fail to provide an adequate standard of living conditions for future occupants.

Inadequate Waste Storage and Impact on Amenity (Arun Local Plan Policy D DM1, QE SP1; NPPF Para 130(f))

The proposed arrangement appears to locate multiple bins to the front of the property within the shopping parade, resulting in visual clutter and potential odour and hygiene issues. The combination of residential and commercial waste within a constrained frontage fails to demonstrate appropriate storage provision and is likely to harm the character of the area and neighbouring amenity.

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. 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.

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>