

Samantha Osborne
101 Longford Road
Bognor Regis
PO21 1AE

Your Ref: OWPC25039
Our Ref: BR/243/19/PL 22-08-2019
Please ask for:
Maria Tomalova

26th November 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Change of use from house in multiple occupation and single storey side extension to create 5 No. self contained flats, together with two storey rear extension to form bathrooms.

130 Longford Road Bognor Regis

Thank you for your internet representation made on 25th November 2019 which has been recorded as '**an objection**' with the comments as follows:

I wish to object to the planning application for the following reasons

The property is already a HMO and it appears that the change of use is purely to maximise earnings from the property. This is the 3rd application within the last 10 years!

Parking: Local residents are already struggling with parking in this area of Longford Road, our front garden has been adapted to parking, which I would prefer it not to be were it not so dire. The occupiers of the HMO already own and park cars therefore I am surprised by Mr Matthews that the property is within a sustainable location as it is situated close to town. I don't believe the property currently has bike storage, which it ideally should. The current tenants own cars so I would imagine that the same would apply to individual flats. I personally have had to address parking behaviours of the tenants with the police, who visited the property. A number of properties along the road have removed their front walls without applying for a dropped curb, to allow them to park, due to the issues with the road.

Subsidence: there is clear evidence, to the naked eye, of subsidence and my concern is that extending to the back (bathrooms) so close to the railway line would potentially destabilise the bank. I do not believe that any other property along the road are this close to the line. My cottage (built in 1876) which is located across the road is affected by vibrations from the railway line and we have had cracking in places and I understand that no. 128 is also affected by these vibrations, so this property must be affected too.

I note that the side elevation would be built on the land I have always assumed is owned by the railway, which will further reduce any green space in the area. I cannot locate any leisure area for the property for the occupants.

Refuse: There are ongoing issues with refuse and the dumping of rubbish by occupants of this property. I had to ask the managing agent to provide further bins, however they still often overflow. The occupants have also been known to discard of refuse in the parking space for no. 128. If the HMO manager is unable to manage this, then it is very unlikely that they will be able to manage the disposal of individual flats.

Impact on Neighbours: Those of us who own our properties on this street are already having to deal with the following issues, HGV vehicle deliveries from 4.30am, Noise and maintenance noise from the railway, lack of parking, speeding vehicles, overflow of refuse from properties operating as HMOs and the dumping of refuse on the parking area for no. 128. I personally feel that having to endure this building work, additional vehicles and potentially having to deal with multiple letting agents if there is a problem with the behaviour of tenants at no. 130 is asking too much. The owners of this property aren't impacted by these factors.

Drainage: The addition of extra bathrooms and kitchens will potentially impact the drainage in the area.

Eviction: I would imagine as the property is currently tenanted that the current occupants would be made homeless if the planning was approved, as they are not British Citizens, I would be concerned that they may feel that they have no option but to leave is asked to.

*Yours sincerely
Samantha Osborne*

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