

Samantha Osborne
101 Longford Road
Bognor Regis
PO21 1AE

Your Ref: OWPC25944
Our Ref: BR/243/19/PL 22-08-2019
Please ask for:
James Cross

6th March 2020

Dear Sir/Madam

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

Change of use of house in multiple occupation to form 2 no. self-contained flats with a rear extension to form bathrooms at ground and first floors, and a single storey pitch roof and side extension to form a studio flat.

130 Longford Road Bognor Regis

Thank you for your internet representation made on 5th March 2020 which has been recorded as '**an objection**' with the comments as follows:

I keep to my original observations and would like to add the following. I am still at loss as to why the owners of this property wish to change the usage of this property, other than to maximise profits, which I strongly believe should not be done at the expense of quiet enjoyment of neighbouring properties.

We estimate that there are currently approximately 11 adults residing at this property, from movements to and from the property. There are 4 beds on the top floor and 2 bedrooms on the lower floor. This would allow for 12 adults to reside here. However what the original plan does not appear to show is that a bedroom, without windows, has been fashioned between the right front and rear bedroom. I have this information from a neighbour who delivered a parcel taken in to this actual room. So this potentially brings the occupants up to 13, as I would hope that not more than one person would reside in this questionable bedroom.

Changing to 2 x 2 Bed flats plus 1 studio would only allow for the occupation of 10 adults, without overcrowding. Hence this brings me to assume that the change in use is not to provide additional accommodation but to either achieve a higher rental for each of the units or to increase the value to sell the properties on. As mentioned before single unit flats are more likely to attract renters with cars.

There are two other properties which are being developed at the moment no 119 a bungalow, previously occupied by one elderly gentleman into 2 separate bungalows, a potential for more cars on the street.

In addition a 3 storey property, no 123 is being developed potentially with an extension to the rear (it is difficult to see) once tenanted it too will add to the potential congestion on the street.

We are currently having to deal, on a daily basis, with workmen parking on the road, sometimes 5 vehicles plus whilst this work is undertaken. Imagine the impact if a side extension (studio) is built at no 130.

There will in addition be the noise impact and building dust to those neighbouring the property.

I also note that they wish to remove an approximately 100 year wall, which will change what little character remains of the street.

Although Longford road is already over developed, those of us who encourage wildlife are fortunate to be rewarded by visiting birds, hedgehogs and foxes to our gardens.

Developing on the ONLY remaining bit of green space on Longford road will have a negative impact on the wildlife. There is a bit of a rockery on the other side, however most of it is paved over and does not have the same character.

Further to my original comments, the throwing of cans onto the hard stand at no. 128 continues, I have witnessed a mattress being dumped, by someone from the property, which is still there. The owners, if they are sincere in 'improving' the property, should perhaps attend to the roof tiles which keep slipping off the roof and perhaps provide a cycle store and dedicated bin area for their current tenants.
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