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28th February 2022

mike lomas
1A Marine Parade
Bognor Regis
PO21 2LT

Case Officer: Obafemi Okusipe
Telephone: 01903737645
Email: obafemi.okusipe@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/29/22/PL
Site Address: Selwood Lodge 93 Victoria Drive Bognor Regis PO21 2DZ
Description of works: Change of use from C1 Guest House to a 16 bed House in Multiple Occupation (Sui Generis) including first floor extension, demolition of existing detached garage and external alterations.

Thank you for your internet representation made on 28th February 2022 which has been recorded as an objection with the comments as follows:

OWPC44684

I object on the following grounds:-

- 1) The presence of HMOs tends to have an unfavourable effect on the general environment in Bognor Regis. This is because many properties licensed as HMOs are in poor condition, lack ongoing maintenance and have a negative effect on neighbouring properties.
- 2) There appears to be a policy of preferentially approving HMOs in Bognor Regis so that there are, for example, over 100 in Bognor compared to just over 30 in Littlehampton.
- 3) The presence of multiple HMOs in a locality tends to degrade the area and make it less attractive to traditional residents, businesses and visitors. Something that goes against the efforts of the various organisations working to promote Bognor Regis.
- 4) Many of the occupants of HMOs tend to be young single men, often working shifts, with little interest in the local community. Refuse often accumulates and is not cleared after bins are emptied.
- 5) If the HMOs in the Aldwick road area are anything to go by the young men often form groups around local shops, cash points and can be intimidating.
- 6) Parking is often an issue in the area outside the property making exit from the roundabout travelling north on Victoria Drive difficult. This will only be made worse if tenants do own vehicles. Having 18 cycle storage spaces will be great if all the tenants use them but what is to stop them moving to four wheels. I am surprised that the Highways Authority have not raised this as a potential issue.

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. 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](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>