

Assessment of the ratio of HMOs to independent residences within 250m radius at the time of the application

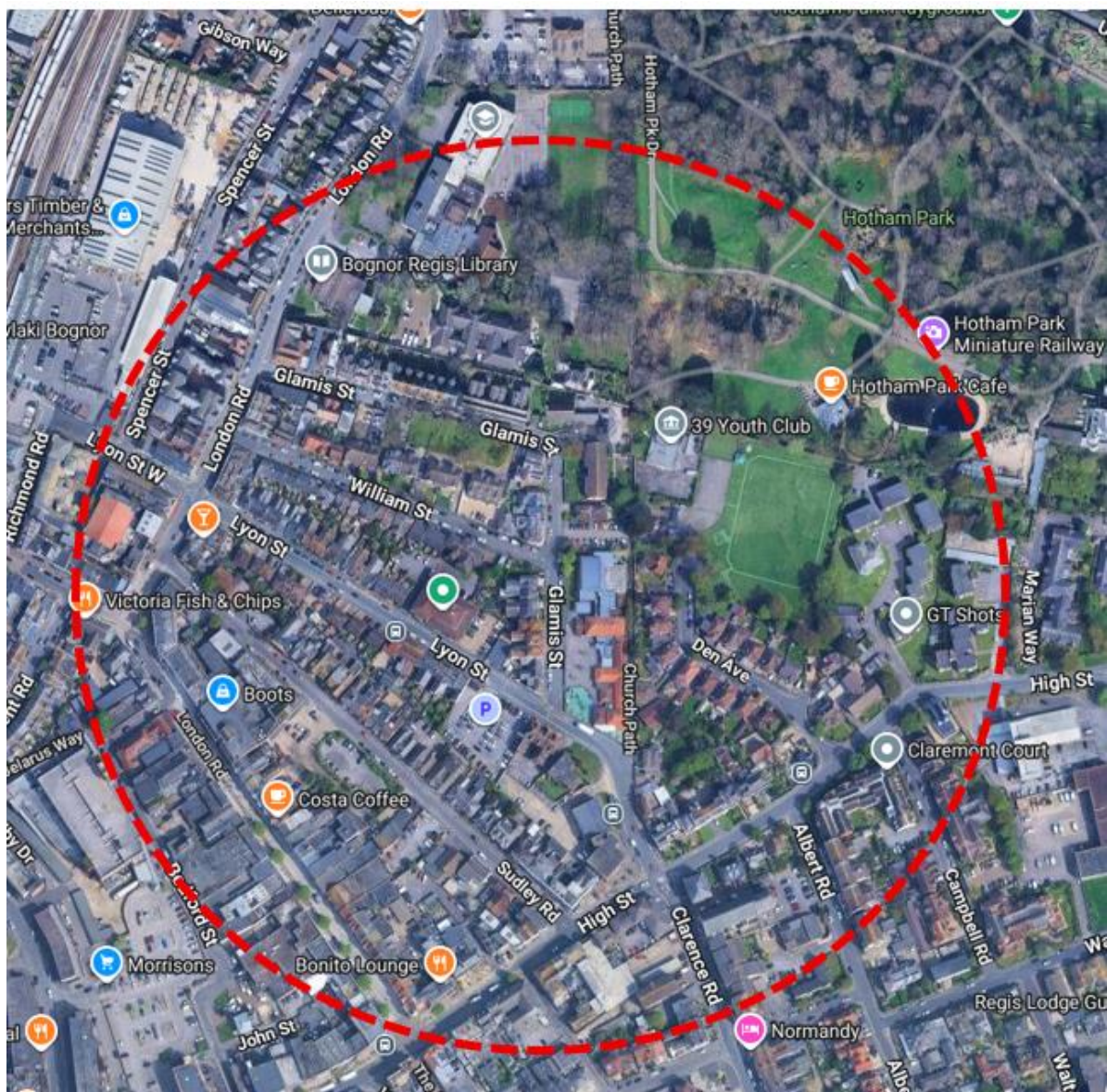
Site address: 37 Glamis Street, Bognor Regis, PO21 1DJ

Local Planning Authority: Arun District Council

Proposal: Change of use from single-family dwelling (5 bed) to House in Multiple Occupation (6 bed / 10 persons)

Applicant: Rajesh Kapoor

Date: 17th October 2025



250m radius of no. 37 Glamis Street

The table below summarises the number of independent residential units by street and postcode:

Street	Postcode	Independent Residences
Albert Road	PO21 1LU	7
	PO21 1NH	25
	PO21 1NJ	2
	PO21 1NL	20
	PO21 1NR	4
Campbell Road	PO21 1AH	67
	PO21 1HD	5
	PO21 1NW	29
Clarence Road	PO21 1AL	11
	PO21 1JT	9
	PO21 1JU	8
	PO21 1JX	0
	PO21 1LA	15
	PO21 1LD	0
	PO21 1LR	37
	PO21 1RH	10
	PO21 1JZ	2
Den Avenue	PO21 1HE	16
Glamis Street	PO21 1DD (flats)	11
	PO21 1DH	14
	PO21 1DJ	18

	PO21 1DQ	60
	PO21 1DR	16
London Road	PO21 1BD	41
	PO21 1DD	11
	PO21 1DE	8
	PO21 1DF	3
	PO21 1DG	9
	PO21 1JS	1
	PO21 1PQ	11
	PO21 1PR	1
	PO21 1PW	10
	PO21 1PY	1
	PO21 1UU	10
Lyon Street	PO21 1BH	9
	PO21 1BN	7
	PO21 1BW	31
	PO21 1DA	29
	PO21 1EE	33
Regis Court	PO21 1HZ	24
Sudley Road	PO21 1EJ	18
	PO21 1EP	6
	PO21 1EQ	4
	PO21 1ER	19

	PO21 1EU	32
	PO21 1EW	6
	PO21 1FJ	4
William Street	PO21 1BE	12
	PO21 1DL	32
	Total	1,096

The following table identifies properties within a 250-metre radius of the application site that are either licensed as Houses in Multiple Occupation (HMOs) or have received planning permission for HMO use:

Street	HMO Properties Identified	Total HMOs
Glamis Street	Nos. 11, 25, 27, 35, Flat 2 at No. 34	5
William Street	No. 40	1
Lyon Street	Nos. 45, 55, 57, 59	4
Sudley Road	Nos. 6a, 16, and No. 38 (planning permission granted)	3
Den Avenue	None	0
Clarence Road	Normandy, Mimosa Guest House	2
Albert Road	Nos. 3–4, 6, Flats 1 & 2 in Beach Lodge, St Joseph’s	6
Campbell Road	None	0
London Road	Nos. 136, 148	2
Regis Court	None	0
	Total	24

Based on the above, there are **24 known licensed HMOs or properties with planning approval for HMO use** within the 250m radius of the application site. Against a total of **1,096 independent residential units**, this equates to a ratio of approximately **2.2%**, which remains well below the thresholds typically applied by Arun District Council to prevent overconcentration. The proposal would not result in an undue clustering of HMOs and should therefore be considered acceptable in this regard.