

2nd March 2026

Mr Johnson
39 Glamis Street
Bognor Regis
West Sussex
PO21 1DJ

Case Officer: Harry Chalk
Telephone: 01903 737577
Email: harry.chalk@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/2/26/PL
Site Address: 37 Glamis Street Bognor Regis PO21 1DJ
Description of works: Conversion of existing dwelling into 6 bedroom, 10 person HMO. This application is in CIL Zone 4 (Zero Rated) as other development.

Thank you for your internet representation made on 1st March 2026 which has been recorded as an objection with the comments as follows:

OWPC81560

I am writing to object to the planning application for the change of use of 37 Glamis Street from a single family dwelling to an HMO accommodating 6 bedrooms and up to 10 persons. I am a neighbour directly affected by this proposal and request that this objection is formally recorded and given full consideration.

1. Challenge to the Applicant's HMO Concentration Assessment

The applicant claims that 24 HMOs within a 250 metre radius represents only 2.2% of 1,096 residential units and is therefore acceptable. I challenge this on several grounds.

The figure of 1,096 units draws from a wide area including large postcodes on Campbell Road, Clarence Road, and Albert Road at the outer edges of the radius. This artificially inflates the figure and produces a misleadingly low percentage. A more meaningful assessment would focus on the streets immediately surrounding Glamis Street where the actual impact will be felt.

Critically, Glamis Street itself already contains 5 HMOs. Number 37 would become the 6th on a single street - a significant concentration that should be assessed at street level rather than being diluted across a wider area. Furthermore the 24 existing HMOs identified do not include unlicensed or unregistered properties, meaning the true concentration is likely higher than presented.

2. Overconcentration on Glamis Street

Six HMOs on a single residential street is precisely the kind of overconcentration that Arun District Council's

Article 4 Direction was introduced to prevent. I urge the planning officer to assess concentration at street level rather than relying solely on the applicant's self-serving wider radius figure.

3. Scale of the Proposed HMO

This is not a modest conversion. Converting a 5 bedroom home into a 6 bedroom HMO for up to 10 persons is a significant intensification of use with considerable impact on parking, noise, and amenity of the immediate neighbourhood well beyond what a standard family occupancy would produce. For evidence of how this property has already negatively affected the street itself please see: www.youtube.com/watch?v=Auj8cfgU61Y

4. Impact on Parking

A property housing up to 10 persons will generate substantially more vehicle movements and parking demand than a single family dwelling. The applicant's assessment makes no reference to parking provision or impact, which is a significant omission.

5. Noise, Disturbance and Amenity

As a direct neighbour I will be disproportionately affected by noise and disturbance from up to 10 unrelated occupants, including late night activity and frequent visitor movements - significantly above levels associated with a family home.

6. Waste and Refuse Management

Ten occupants generate considerably more waste than a family household. HMOs in this area already present visible problems with refuse management. Car parts, tyres, and car doors are currently being left in the front garden of this property, which is entirely unacceptable in a residential street.

7. Character of the Neighbourhood

The cumulative effect of successive HMO conversions is fundamentally eroding the character of Glamis Street and the settled residential community. Arun District Council's own Local Plan Policy H SP4 requires full assessment of this impact and I submit that such an assessment weighs against approval.

Conclusion

The applicant's own assessment confirms that Glamis Street already has five HMOs. Approving a sixth accommodating up to 10 persons would cause demonstrable harm to parking, amenity, character, and the quality of life of existing residents. I respectfully but firmly urge the planning department to refuse this application.

Yours faithfully.

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. 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. 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>.

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>