

30th April 2026

Bognor Regis Town Council
Mrs J Davis
Town Hall
Clarence Road
Bognor Regis, West Sussex
PO21 1LD

Case Officer: Hebe Smith
Telephone: 01903 737626
Email: hebe.smith@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/52/26/PL
Site Address: 28 Argyle Road Bognor Regis PO21 1DZ
Description of works: Change of use from dwelling house (use class C3) to 7-bed, 8-person house in multiple occupation (Sui Generis) to include a rear extension and loft conversion.
This application is in CIL Zone 4 (Zero Rated) as other development.

Thank you for your internet representation made on 29th April 2026 which has been recorded as an objection with the comments as follows:

OWQC83255

OBJECTION

Members object to this application for the following reasons:

Overconcentration of HMOs and Harm to Community Balance (Arun Local Plan Policies H SP4, D SP1; NPPF Para 130)

The site lies within an area subject to an Article 4 Direction, introduced to manage the concentration of HMOs due to their identified impact on community wellbeing.

Policy H SP4 of the Arun Local Plan requires that HMOs do not erode the balance of housing types or harm the character of the area. The introduction of an 8-person HMO would contribute to an overconcentration of such uses, undermining the creation of sustainable and mixed communities.

This is contrary to Policy D SP1 and paragraph 130(a) of the NPPF, which require development to function well and contribute positively to the overall quality and character of an area.

Overdevelopment and Intensification of Use (Arun Local Plan Policies D SP1, H SP4; NPPF Para 130)
The proposal represents an over-intensive use of the site, resulting in excessive scale and intensity that fails to respect the character of the surrounding area.

Adverse Impact on Residential Amenity (Arun Local Plan Policy D DM1, QE SP1; NPPF Para 130(f))

The scale and intensity of the use would result in increased noise, disturbance and general activity, leading to a loss of amenity for neighbouring residents.

Harm to Character of the Area (Arun Local Plan Policy D SP1; NPPF Para 130)

The proposal would appear incongruous within the street scene and harm the established character of the area.

Parking Pressure and Highway Impact (Arun Local Plan Policy T SP1; NPPF Para 111)

The scale of occupation would result in increased parking demand and associated highway impacts.

Fire Safety and Means of Escape (Arun Local Plan Policies D SP1, D DM1, QE SP1; NPPF Para 130(e))

The proposed level of occupation raises concerns regarding the adequacy of internal layout, means of escape and overall fire safety for future occupants. The intensification of the property to accommodate 8 individuals increases the complexity of safe evacuation and emergency access, and it has not been demonstrated that the proposal would provide a safe and accessible living environment. This is contrary to Policy D SP1 and QE SP1, which require high quality, safe design, and paragraph 130(e) of the NPPF, which seeks to ensure that developments are safe and accessible for all users.

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 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.

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>