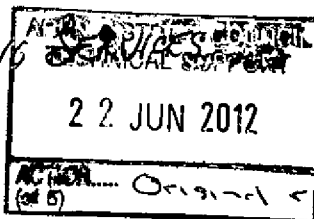


RW & MRS J R DUNN

ASS DIRECTOR FOR PLANNING
AND HOUSING STRATEGY
ARUN DISTRICT COUNCIL



26 SHELLEY ROAD
BOGNOR REGIS PO21 2SN.
28 5 2012.

DEAR SIR

WE ARE REFERRING TO OUR PREVIOUS OBJECTIONS CONCERNING 33/35 SHELLEY ROAD IN RESPECT OF CERTIFICATE OF LAWFULNESS UNDER REF BR56/12/CLE.

WE OBJECT TO THE GRANTING OF THE APPLICATION FOR 35 SHELLEY ROAD UNDER REF BR/107/12 AND OUR REASONS FOR DOING SO ARE STATED IN THE FOLLOWING:

WE UNDERSTAND A COMPLETE CHANGE OF PLANS HAVE BEEN SUBMITTED (A BEDROOMED SEMI DETACHED UNIT) WHICH WILL NOW INCORPORATE PART OF 33 INTO NO 35 SHELLEY ROAD. THESE PLANS BEAR NO RESEMBLANCE TO THOSE SEEN BY A THIRD PARTY LAST AUTUMN.

OUR PROBLEM IN CONVERTING IT TO A 4 BEDROOMED SEMI DETACHED UNIT IS THAT MR ROOKE WILL STILL RETAIN OWNERSHIP AND THEREFORE BE ABLE TO TURN IT INTO A HOUSE OF MULTIPLE OCCUPATION (OWNING 33 & 35) WHICH WE STRONGLY BELIEVE WAS HIS INTENTIONS IN THE FIRST PLACE.

NO 33 HAS BEEN FOR MANY YEARS RUN AS A HOUSE WITH MANY RESIDENTS EVEN THOUGH IT IS RATED AS A 4 BEDROOMED PROPERTY IT HAS BEEN FOR NEARLY ALL THAT TIME LET AS A 6 BEDROOMED PROPERTY AND WE UNDERSTAND THERE ARE PLANS TO CONVERT MORE ROOMS AS BEDROOMS FOR EVEN MORE RESIDENTS.

SINCE MR ROOKE HAS OWNED THE PROPERTIES WE HAVE HAD MANY PROBLEMS WITH PARKING BY HIS RESIDENTS AND THEIR VISITORS. PARKING HERE HAS BEEN A NIGHTMARE AT TIMES AT OUR END OF THE ROAD. THE OTHER END OF SHELLEY ROAD HAS BECOME VERY CONGESTED DUE TO THE BUILDING OF THE FLATS IN TENNESDALE ROAD CAUSING EXTRA PROBLEMS FOR THE RESIDENTS THERE.

WE ARE ALSO CONCERNED THAT THE CREATION OF 2 PROPERTIES AS H.M.O.'S WOULD HAVE A DETRIMENTAL EFFECT ON THE NATURE OF SHELLEY ROAD. THE VALUE OF OUR PROPERTY AND OUR WELLBEING HAVING HAD SOME BAD EXPERIENCES CONNECTED TO THE PROPERTY IN THE PAST.

OUR OBJECTION WOULD BE MOTIVATED IF WE HAD THE ASSURANCE THAT THE CONVERTED PROPERTY WOULD BE A PRIVATE FAMILY HOUSE AND NOT TURNED INTO A MULTIPLE OCCUPATION HOUSE. AND ALSO IF MR ROOKE WAS A RESIDENT IN SHELLEY ROAD HE WOULD BE ON HAND TO DEAL WITH ANY PROBLEMS SHOULD THEY ARISE.

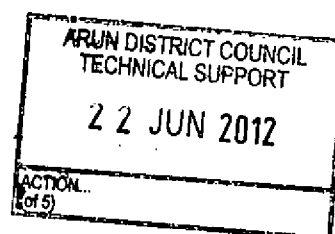
THIS IS A COPY OF THE ORIGINAL WHICH YOU HAVE MISLAIN. SINCE THE ORIGINAL MR ROOKE HAS APPROACHED US AND ALSO OUR NEIGHBOURS ASKING THAT WE WITHDRAW OUR OBJECTIONS WHICH WE ARE DEFINITELY NOT PREPARED TO DO, AS WE STILL FULLY BELIEVE THAT MR ROOKE IS GOING TO RUN NO 33 AND 35 AS MULTIPLE OCCUPATION HOUSE.

Copy

30 Shelley Road
Bognor Regis
West Sussex
PO21 2SN
19 March 2012

Copy to Bognor Regis Town Council

Arun District Council
Planning Dept.
Civic Centre
Littlehampton BN17 5LF



Dear Sirs

Re: Planning Application Mr P Rooke
35 Shelley Road BR56/12/CLE

We wish to raise objections to the Planning Application for the development of the above property. The retrospective application to make part of No. 33 into No. 35 as a separate dwelling may well be a ploy to increase the occupancy.

Environmental impact

If planning permission is granted, the combined occupancy will be in the region of 10 units with a potential of 20 occupants amounting to a high occupancy in a very compact area.

Parking

The other end of Shelley Road into Nyewood Lane is now very congested due to the development of blocks of flats opposite. With the inevitable increase in parking Shelley Road will soon become a replication of Richmond Avenue which at times is down to single line traffic. This can be particularly difficult during deliveries and essential services as well as the free passage of private traffic.

30 Shelley Road
Bognor Regis
West Sussex
PO21 2SN
19 March 2015

Copy to Bognor Regis Town Council

Arun District Council
Planning Dept
Civic Centre
Littlhampton BN17 5LF

Dear Sirs

Re: Planning Application No. P/R/06/0001
35 Shelley Road Bognor Regis

We wish to raise objections to the planning application for the development of the above property. The retrospective application to make part of No. 35 into two 35 as a separate dwelling may well be a ploy to increase the occupancy.

Environmental impact

If planning permission is granted, the combined occupancy will be in the region of 10 units with a potential of 20 occupants amounting to a high occupancy in a very compact area.

Yours

The other end of Shelley Road into Wyewood Lane is now very congested due to the development of blocks of flats opposite. With the inevitable increase in parking Shelley Road will soon become a replication of Richmond Avenue which at times is down to single line traffic. This can be particularly difficult during deliveries and essential services as well as the free passage of private traffic.

Property Values

This development will become ghetto-like with very high occupancy per living area which will impact on the quality of life and property values for existing residents who have a long-term stake in the community.

The present owner

The present owner has a record of unaddressed drug activity, and it was reported one particular resident was growing controlled substances in the property. Living off site, the owner cannot monitor illegal and/or anti-social behaviour; for him it is simply a business, we have to live here.

We have lived at No 30 Shelley Road almost 40 years and we fear that this proposed unsympathetic development, as experience with other similar developments shows, will create a marked decline in the character of the present area. We feel strongly the local property-holders should have a voice in the way the community is affected.

Yours faithfully



S J Hall and Mrs M K Hall

Property Values

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We have lived at No 30 Shelley Road almost 40 years and we fear that this proposed unsympathetic development, as experienced with other similar developments shows, will create a marked decline in the character of the present area. We feel strongly the local property-holders should have a voice in the way the community is affected.

Yours faithfully

21 Hall and Mrs W K Hall

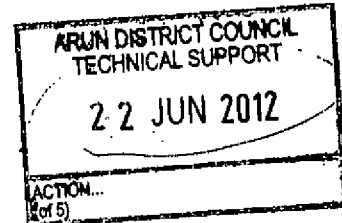
SM

30 Shelley Road
Bognor Regis
PO21 2SN
27 May 2012

For the attention of the Planning Officer - Mr N. Antoniou

The Planning Dept
Arun District Council
Maltravers Road
Littlehampton

ACK



Dear Mr Antoniou

Planning Application BR/107/12
35 Shelley Road, Bognor Regis

We have examined the plans in respect of No 35 and we are concerned although, the applicant describes the house as a 4-bedroomed family unit, 4 bathrooms have been planned. The house itself is relatively small for such accommodation where space would be at a premium. I suspect, therefore, that the long-term objective would be to make the house into a 4 unit HMO.

Please refer to our (attached) letter of objection of 18 March 2012 in respect of application BR56/12/CLE.

Questions

1. Would the Planning Committee agree that this is not a suitable site for an HMO and would they be prepared to make a condition that it remains a 4 bed-roomed family house?
2. Where on the plans is there provision for secure and covered bicycle store as required by the Planners?
3. On a recent walk through Canada Grove and Longford Road, I counted 23 'To Let' signs in respect of flats and bed-sits. Does the Planning Committee feel there is a need for an HMO provision in a long-established community, such as Shelley Road?

Yours faithfully,

[Redacted Signature]
S J Hall and Mrs M K Hall

30 Shelley Road
Bognor Regis
PO11 2JN
27 May 2012

For the attention of the Planning Officer - Mr M. Antoniou

The Planning Dept
Arundel District Council
Littlehampton
Littlehampton Road

Dear Mr Antoniou

Planning Application BR5612/CLE
35 Shelley Road Bognor Regis

We have examined the plans in respect of No 35 and we are concerned although the applicant described the house as a 4-bedroomed family unit, 4 bedrooms have been planned. The house itself is relatively small for such accommodation where space would be at a premium. I suspect, therefore that the long-term objective would be to split the house into 4 unit HMO.

Please refer to our (attached) letter of objection of 18 March 2012 in respect of application BR5612/CLE.

Questions

1. Would the Planning Committee agree that this is not a suitable site for an HMO and would they be prepared to make a condition that it remains a 4-bedroomed family house?

2. Where on the plans is there provision for secure and covered bicycle store as required by the planners?

3. On a recent walk through Canada Grove and Longford Road, I counted 23 To Let signs in respect of flats and beds. Does the Planning Committee feel there is a need for an HMO provision in a long-established community such as Shelley Road?

Yours faithfully

2 J Hall and Mrs W K Hall

13 JUN 2012

RECEIVED

ACK

**Brendene,
Elm Grove,
Bognor Regis,
West Sussex.
PO21 2SP**

10 June 2012

Associate Director for planning services
And Housing Strategy,
Arun District Council,
The Arun Civic Centre,
Littlehampton
West Sussex.
BN17 5LF

Dear Sir,

Planning Application BR/107/12
35 Shelley Road Bognor Regis

I refer to the above application

In response I would to make the following comments : -

- (1) Whilst I accept that that the concept behind the proposed alterations are not unreasonable I am concerned at the consequences of planning approval being granted. As an absentee landlord Mr Rooke, under current planning rules, could let the completed 4 bedroomed house to up to 6 individual tenants. He already owns 33 Shelley Road, which is let to tenants, and there could, therefore, be a total of 12 tenants at the combined properties. This represents a gross over-occupation of these 2 properties and would, in effect, create a "property in multiple occupation". This use is directly contrary to the previous use of all the properties in Shelley Road. This has been as family properties, by the owners. He would be, therefore, introducing an element of commercial use and consequently change the character of the road.
- (2) There is another important element to consider. The loss of the 2 currently existing garages plus the fact that there is no off-street parking at 33 and 35 Shelley Road would mean that any tenants vehicles would have to be parked on the road. This is in a location, which is within 200 feet of the junction of Shelley Road and Elm Grove. There is already a road hazard in turning left or right at this junction and more parked vehicles will only increase the problem.

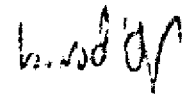
(3) I must also bring to your attention the fact that Mr Rooke did not display the customary notice of his planning application on either 35 Shelley Road or the nearest lamp-post. Was this an oversight or a deliberate action on his part to prevent local people being aware of it and, therefore exercise their right of objection? I leave you to make up your own mind. The relevant notice was not displayed until a complaint was made to the council.

(4) When I queried the use of 33 Shelley Road and possible future changes by letter in November 2011 I was advised in the reply that the owner had no plans to change the use of this property, I now find that not only has a separate property been created ie 35 Shelley road, but that he now wishes to substantially extend this through this new planning application. The result may be that, if agreed, there will be substantially more tenants at the combined properties than in November 2011.

I trust that in the circumstances, the council will not grant this application if, however, this cannot be done that some restriction be put on the number of individual tenants that can be put in the property.

I await notification of your decision in due course.

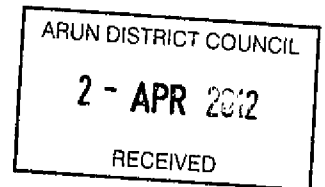
Yours Faithfully,



(J.O. Connor)

RECEIVED
COUNCIL
PLANNING
DEPARTMENT
12/11/11

SN
**Brendene,
Elm Grove,
Bognor Regis,
West Sussex.
PO21 2SP**



28 March 2012

Associate Director for planning services
And Housing Strategy,
Arun District Council,
The Arun Civic Centre,
Littlehampton
West Sussex.
BN17 5LF

ACK

Dear Sir,

Planning Application BR/56/12/CL~~E~~
Re 35 Shelley Road ,Bognor Regis.

I refer to the above application

In response I would to make the following comments : -

1. The rooms proposed to comprise this address were added to 33 Shelley Road to allow extended family use of that address There was always direct access between these rooms and the rest of 33 Shelley Road,
2. These rooms were not occupied as "separate "flat until rented out by the present owner. It was only numbered as "35 Shelley Road" by the occupying tenant to enable proper receipt of his mail
3. I consider, however, that the real reason for the request of an address of 35 Shelley Road is to enable Mr Rooke to increase the number of tenants he can put in 33 Shelley Road, thus increasing the number of people living at this location This use for multiple occupation is totally out of character with all the surrounding properties and Shelley Road as a whole. All these being occupied by families as either owners or tenants.

I would request ,therefore ,that this planning application is rejected by the council

Yours faithfully,

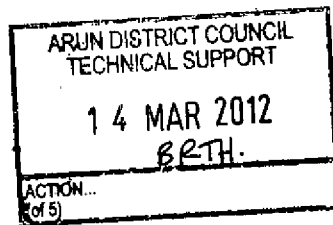
A solid black rectangular box used to redact the signature of John O'Connor.

(John O'Connor)

3

[illegible]

Wm. J. M.



T. + A. SKINNER
28 SHELLEY RD
BOGNOR REGIS
14 - 3 - 2012

SL

Dear Sirs,

ACK

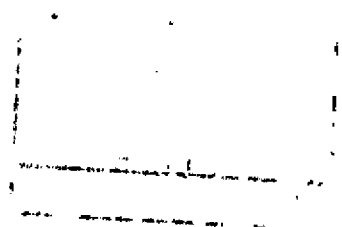
Ref. BR/56/12/CLE

our objection to allowing Mr. Rooke's proposal for 35 Shelley Rd., Bognor Regis is as follows.

We believe that Mr. Rooke has an ulterior motive and intends to turn No 35 into a house of multiple occupancy, as indeed is No 33; remembering that the flat in question is part of the original 6 people allowed to live at 33.

One of the previous tenants told us that Mr. Rooke intends to have the flat converted to 3 separate rooms and the 2 garages turned into living accommodation, thus creating 2 further rooms. He had seen architect's plans to this effect, accommodating 11 people in total.

We implore you not to grant the application as parking in the road will become difficult and hazardous as indeed it is at the bottom



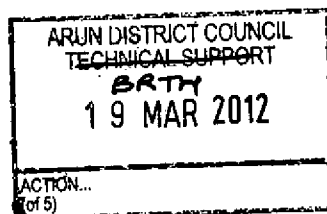
end of Shelley Rd., with cars and vans
parked right up on the corner in the evenings.

Please can we attend the meeting when the
proposal is being discussed.

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.

SAL



30 Shelley Road
Bognor Regis
West Sussex
PO21 2SN
19 March 2012

Copy to Bognor Regis Town Council

Arun District Council
Planning Dept.
Civic Centre
Littlehampton BN17 5LF

ACK

Dear Sirs

Re: Planning Application Mr P Rooke
35 Shelley Road BR56/12/CLE

We wish to raise objections to the Planning Application for the development of the above property. The retrospective application to make part of No. 33 into No. 35 as a separate dwelling may well be a ploy to increase the occupancy.

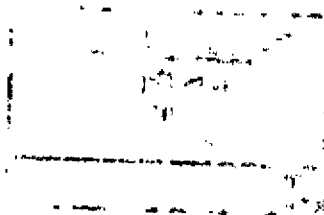
Environmental impact

If planning permission is granted, the combined occupancy will be in the region of 10 units with a potential of 20 occupants amounting to a high occupancy in a very compact area.

Parking

The other end of Shelley Road into Nyewood Lane is now very congested due to the development of blocks of flats opposite. With the inevitable increase in parking Shelley Road will soon become a replication of Richmond Avenue which at times is down to single line traffic. This can be particularly difficult during deliveries and essential services as well as the free passage of private traffic.

30 Shelley Road
Bognor Regis
West Sussex
PO21 2SN
19 March 2012



Copy to Bognor Regis Town Council

Arundel District Council
Planning Dept
Civic Centre
Littlehampton BN17 5LP

Dear Sirs

Re: Planning Application No. P/Rooke
35 Shelley Road BR66 1SL/CLE

We wish to raise objections to the Planning Application for the development of the above property. The retrospective application to make part of No. 33 into No. 35 as a separate dwelling may well be a ploy to increase the occupancy.

Environmental impact

If planning permission is granted, the combined occupancy will be in the region of 10 units with a potential of 20 occupants amounting to a high occupancy in a very compact area.

Parking

The other end of Shelley Road into Wyewood Lane is now very congested due to the development of blocks of flats opposite. With the inevitable increase in parking Shelley Road will soon become a replication of Richmond Avenue which at times is down to single line traffic. This can be particularly difficult during deliveries and essential services as well as the free passage of private traffic.

Property Values

This development will become ghetto-like with very high occupancy per living area which will impact on the quality of life and property values for existing residents who have a long-term stake in the community.

The present owner

The present owner has a record of unaddressed drug activity, and it was reported one particular resident was growing controlled substances in the property. Living off site, the owner cannot monitor illegal and/or anti-social behaviour; for him it is simply a business, we have to live here.

We have lived at No 30 Shelley Road almost 40 years and we fear that this proposed unsympathetic development, as experience with other similar developments shows, will create a marked decline in the character of the present area. We feel strongly the local property-holders should have a voice in the way the community is affected.

Yours faithfully

U & M Han and Mrs W K Han

Property Values

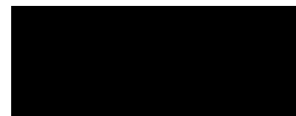
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We have lived at No 30 Shelley Road almost 40 years and we fear that this proposed unsympathetic development, as experience with other similar developments shows, will create a marked decline in the character of the present area. We feel strongly the local property-holders should have a voice in the way the community is affected.

Yours faithfully

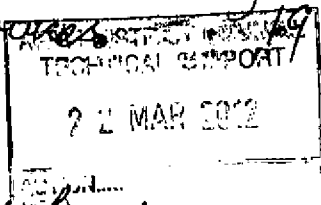


S J Hall and Mrs M K Hall

SA

Assistant Director for Planning Services
and Housing Strategy
Brunn District Council

26 Shelley Road
Bognor Regis PO21 2SN.
March 2012



ACK

Application for a certificate of Lawfulness for use as a dwelling (class C3) at 35 Shelley Road Bognor Regis
Ref BR 56/12/CH.

We are writing to object to the granting of the certificate of Lawfulness relating to the above premises.

The granting of this certificate will be the first step in creating a HMO not only for this flat but also the house adjoining (No 33). The question has to be asked as to why after 20 years during the Majority of which time the annex has been used and let as a separate entity.

We are aware that plans have been drawn for this flat to be altered/converted including the garage below, to provide a minimum of 4 bedrooms. The plans also include alterations to the adjoining house and garage (No 33) to provide 6 bedrooms (2 double) creating a HMO for both properties for a minimum of 12 persons.

Shelley Road is a quiet residential area in which the Majority of the properties are owner occupied. The creation of a HMO in this area would be entirely out of keeping because of an unwelcomed increase in transient residents and the extra parking, a problem which already exist here. In addition it would have a very detrimental effect on the value of the properties in the road leading to a request for reduction in Council Tax.

We have lived in this road for some 40 years and since Mr Rooke became owner of this property we have on several occasions suffered because of parking, noise and the type of residents Mr Rooke has had there - eg local drug dealer. It would seem that because we have lived with these conditions and not complained to the appropriate authorities we have shot ourselves in the foot.

Because of the above we strongly recommend that the granting of the certificate of Lawfulness be declined.

RWDunn (R. W. Dunn)

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Mr. Anthony MARSDEN
16 Shelley Road
Bognor Regis
PO21 2SL

Your Ref: 000012636
Our Ref: BR/56/12/CLE
Please ask for:
Mrs S Leeson

5th April 2012

Dear Sir/Madam

(as amended)

Town and Country Planning Development Management Procedure Order 2010

Application for a Certificate of Lawfulness for an existing use as a dwelling (Class C3).
Flat above garage (known as No. 35) 33 Shelley Road Bognor Regis

Thank you for your internet representation made on 4th April 2012 which has been recorded as an **objection** with the comments as follows:

☐

☐

Re: Application No BR/56/12/CLE - Application for a Certificate of Lawfulness for an existing use as a dwelling (Class C3) ☐

☐

My concerns are as follows: ☐

☐

1. The integrity of the area might be diminished. It is largely a road of detached/ semi detached properties with single family occupancy. ☐

☐

2. Any legitimising of making 33 into 2 properties could mean that those separate properties could be further broken down into smaller units. It begs the question about how many people would be living in 2 properties. ☐

☐

3. As far as I can see, there is no separate entrance to a separate property other than through the property of 33. ☐

☐

I accept that 33 has been occupied by several people in recent years...It started it's change by being a Granny Annexe for the Mother of the family that lived there - something the property is suitable for, and could be a viable option as older people are needing to live with their families. It has drifted, however, into bed-sitters - presumably with the local authority's knowledge as Council Tax has been collected on two properties on the site of 33 Shelley Road. ☐

☐

I fail to understand why it is necessary to legitimise the use of a further property on the site of 33 now, unless there is another motive. It is any additional motives that I am very concerned about. Why change something that the Local Authority has been condoning all this time?

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a

small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and may publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

Karl Roberts
Assistant Director Planning Services & Housing Strategy