



Bognor Regis Town Council
Ms G Frost
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Your Ref: OWQC25588
Our Ref: BR/5/20/PL
Please ask for:
Amber Willard

31st January 2020

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Reduce size of existing flat roof rear extension, new lantern light, changes to fenestration & extension of boundary wall on north east elevation.

114 Victoria Drive Bognor Regis

Thank you for your internet comments made on 30th January 2020 which has been recorded as **'an objection'** with the comments as follows:

OBJECTION According to the plans the property is currently a 17 No. bedroom House of Multiple Occupation. It is unclear why the 3 No. bedrooms currently located in the rear extension would be relocated on the Ground Floor, in place of 1 No. bathroom and 1 No. kitchen, to allow for a kitchen in the rear extension. The proposed reconfiguration on both the Ground and First Floors would result in the loss of 5 No. ensembles and 3 No. WCs in total. There are concerns that these seemingly unnecessary changes are the precursor to a future application to increase the number of bedrooms even further. Whilst the property has a relatively large amount of off-street parking, it is not considered to be sufficient for a 17 No. bedroom (or greater) HMO in an area that is known to have problems with on-street parking. Members are of the opinion that this application is over-development.

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 will 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



A handwritten signature in black ink, consisting of stylized initials 'NC' followed by a surname, with a small dot at the end.

Neil Crowther
Group Head of Planning