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7th May 2020

DR Pilgrim
8 Richmond Avenue
Bognor Regis
PO21 2YE

Case Officer: James Cross
Telephone: 01903 737784
Email: james.cross@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/86/20/PL
Site Address: Aldwick House Care Home 41-45 Nyewood Lane Bognor Regis PO21 2SJ
Description of works: Part change of use from a 32-bed nursing home (C2 Residential Institutions) to a 38-bedsit House in Multiple Occupation (sui generis) comprising 24 No single person & 14 No two-person bedsits along with separate shower rooms & wcs, demolition of rear conservatory & store & erection of single storey rear extension & with minor external alterations to side elevations & insertion of 4 No roof lights on rear elevation & insertion of dormer window serving Room 38 (as detailed in amended plans dated 30 April 2020).

Thank you for your internet representation made on 6th May 2020 which has been recorded as an objection with the comments as follows:

OWPC26748

Since the conversion of Bickley Court into flats and other HMOs, it has been near impossible to park in Richmond Avenue. I paid (over £2000!) to have the curb dropped outside my house and still people park in front of my house at certain times of the day as there is nowhere else to park. I would not have dropped the curb if you had not permitted Bickley Court to change to an HMO! I work irregular hours and often come home to discover that someone has parked over my drive - this could be at anytime from 10.30 am to 5pm. I often have to circle the area looking for spaces. There simply is not space for another 20-40 plus cars. The assertion that there is 30% space for parking is not just a misconception. It is a lie. Assumption that most journeys from the bedsits will be by bike is delusional - makes a big deal of "we promise to build cycle storage". Transport assessment projects a "worst case scenario" of 21 extra cars parked on the street within 200m - the actual worst case would be 38 assuming one car per bedsit (14 are doubles so the potential number is over 50). Road Safety Issues SOMEONE IS GOING TO DIE AT THIS JUNCTION! THERE ARE NO DOUBLE YELLOW LINES ON ONE SIDE OF THIS JUNCTION! There has been a significant increase in 'street drinking' and subsequent noise and litter from HMOs. This development would only add to this especially given the lack of outside space proposed. Surely 12.5 of planning is relevant here? You state in 12.5.2: 'A large concentration of housing in multiple occupation (HMOs) can have a significant and potentially damaging impact on the amenity of a local area, especially if too many properties are let to short-term tenants'. This is the THIRD care home to be converted into HMOs in Richmond Avenue. It is very, very clear that the planners do not care about the existing residents' significant and damaging impact on the amenity of

our local area. You state in: '12.5.1 In providing for the housing needs for Arun, it is important to ensure that mixed and balanced communities are developed so that situations where existing communities become unbalanced by the narrowing of household types towards domination by a particular type, such as shared housing, are avoided.' This is the third care home to change to an HMO in one road!!! You state in '12.5.4 Many properties are capable of accommodating a modest increase in occupancy, as a way of meeting the increasing demand for HMOs and other conversions. However the number of tenants is unlikely to remain fixed over time and increased occupancy may well give rise to noise and disturbance and a greater demand for off-street parking. This is already the case from the two HMOs that you have already permitted PLUS the multiple house-to-flat conversions (de facto HMOs) in Richmond Avenue. I know of professional working families who are seriously considering moving out of area due to lack of parking and the increase in anti-social behaviour from the residents of HMOs. Waste Management is a key issue in Richmond Avenue. Many HMOs down the street fail to adequately manage waste.

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. 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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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 www.arun.gov.uk/planning-privacy-statements

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.