

Dear Sirs.

I am writing to object to the proposed conversion of Aldwick House - on the corner of Nyewood Lane and Richmond Avenue, Bognor Regis – into HMO/bedsit flats.

I have lived in Richmond Avenue, virtually opposite Aldwick House, since 1988 when on-street parking was freely available. Since then the parking situation has gradually deteriorated in the area. I can now often not park anywhere near my home and have to leave my car in neighbouring streets. This can be extremely inconvenient for obvious reasons – as well as for security issues.

Next door to Aldwick House is Bickley Court – formerly another home for older residents (non-car owners) – which was also converted to flats and considering each one potentially has one or two cars to park then the parking situation in the immediate area got worse. There is parking to the rear of Bickley Court but I know that many residents park in Richmond Avenue instead, because I have seen them.

There simply is not room for more cars to be parked in the immediate vicinity and it is a fantasy to believe that more local residents won't have cars to park. Any suggestion that the tenants will all be bicycle users is unrealistic and laughable. People have cars.

I also cannot see what outside space could be offered to such residents – especially if the conservatory is demolished as described and replaced with yet more accommodation - as there is no garden to speak of.

The junction of Richmond Avenue into or out of Nyewood Lane is very precarious as cars park on the north corner and on the opposite side, often making for difficult manoeuvrability. Exit from Richmond Avenue at that point can be dangerous as cars using Nyewood Lane tend to move at speed, and parked cars make it a blind exit. Even if you edge out very slowly the cars on Nyewood Lane don't slow down or let you come out, as they have right of way. I have, on a number of occasions, experienced or witnessed near collisions.

I have had my car damaged more than once when parked opposite Aldwick House (in Richmond Avenue) due to restricted vehicle space caused by the dense parking. A door on a previous car of mine was bashed in and a wing dented/scraped. The culprits did not leave their details.

I am also concerned about access for emergency vehicles. Normally there are vehicles – some of them quite large vans etc – parked on both sides of Richmond Avenue all the way down and because there are a number of older residents and nursing/care homes, ambulances are a regular sight. They invariably have to stop in the road, blocking access for any other vehicles, and can have difficulty getting to the houses to bring patients in or out. This would be made worse by having the cars of an additional 38 residences in the road. The same applies to fire engines that I often see going down the street.

I have additional concerns about the proposed developer, Gatwick Bedsits Ltd. Their website shows only a holding page. Companies House records show only accounts for a dormant company as far back as 2010 (the oldest records held). Can an inactive company with no proper web presence be trusted to develop a suitable project of this size? The rather amateur-looking black and white brochure listed on arun.gov.uk extols their virtues, but why no company accounts?

Arun District Council's Housing Delivery guidelines – 12.5 Houses in multiple occupation states:

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 can be of particular concern in areas such as Arun where the numbers of seasonal workers is high.

As there are already other HMOs, multiple flat housing in Bickley Court and a number of rented accommodation dwellings with a larger than usual number of occupants in the area I would suggest that the proposed conversion transgresses this clause.

And...

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.

Another thing I have noticed over the last few years is the increasing amount of rubbish and noise disturbance in the street, particularly at night time. I'm referring to shouting, arguing and potentially (and literally) violent behaviour. I refer you to the second sentence of the clause.

Plus...

12.5.5 Larger households tend to generate more refuse, regardless of whether the property is occupied by a single family or in multiple occupation. Where large amounts of refuse are not adequately stored prior to collection, it can become both unsightly and a health hazard, particularly during summer months.

There is already an issue with rubbish in the area, the HMO bins overflowing onto the pavements already blocked with the wheelies, not only on collection day. I have had to walk in the road to avoid nappies, sanitary products and food waste strewn across the pavement.

Even more HMOs will only add to this, 'adversely affecting the character of the area', to quote Policy H SP4.

The issues in this letter are of no concern to a property developer, especially one from outside the area, whose sole interest will be making money - but I urge you to consider the practical realities of such a proposal.

I would respectfully ask why the consultation period for this seems to have been so short.

Yours sincerely,

Jeremy Hudson



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