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11th May 2020

Chris Hayden
10 Richmond Avenue
Bognor Regis
West Sussex
PO21 2YE

Case Officer: James Cross

Telephone:

Email:

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 7th May 2020 which has been recorded as an objection with the comments as follows:

OWPC26797

Since the conversion of Bickley's Court into flats and other HMOs, it has been near impossible to park in Richmond Avenue. I, like number 8 have the curb dropped outside my house and still people park in front of my house at certain times of the day as parking is at a premium. I have a young family and if someone has parked over our drive we have to carry buggies/prams/shopping from the other end of Richmond just to get to our front door.

My neighbour, before dropping their curb had their car crashed into as they parked on the corner of Richmond Avenue/ Nyewood Lane.

There simply is not enough on street parking as a result of there being numerous houses that have been converted into flats thus increasing the number of vehicles needing space to park. In short the local impact would be huge.

Safety issues

The Richmond Avenue / Nyewood Lane junction is already extremely dangerous. It is very difficult to see cars coming along Nyewood Lane when pulling out (very slowly) of Richmond Avenue. It is very congested on Nyewood Lane with cars parked on both sides of the road. It is also dangerous for pedestrians, particularly my

young children, wishing to cross Richmond Avenue.

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.

We are a professional working family who are seriously considering moving out of area due to the lack of parking and the increase in anti-social behaviour from the residents of HMOs.

I am all in favour of providing housing for people to live rather than on the streets, however this can't be at the detriment of the existing area and the residents that live here.

The development of existing buildings that are unoccupied is acceptable but it needs to be able to tick all the boxes. The application noted that there is enough free parking however this is not a true, representative reflection and merely shows that a comprehensive assessment has not been undertaken if at all.

Please do not allow this development, instead. The reinstatement back to a care home would be far more beneficial.

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](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

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.