

17th October 2018

Dear Sir/Madam

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

Change from partial residential partial guest house to fully residential as House in Multiple Occupation (HMO)

36 Pier Road Littlehampton

Thank you for your internet representation made on 16th October 2018 which has been recorded as '**an objection**' with the comments as follow s:

I object to this proposal due to the fact that Littlehampton and particularly Bayford Road and South Terrace has already an over representation of HMO type buildings, as more and more previously family dwellings are converted to single/double occupancy rooms. This means this will be yet another family house which is taken out of circulation for families and will attract single occupants instead to the area.

Additionally there is already a shortage of bed and breakfast accommodation which for a seaside town does not bode well. Allowing another B and B to be forever converted to a HMO will drive a much higher return for the owner but has no benefit to the tourist industry which supports jobs income and investment generally for the town. Many local business are already struggling and further turning Littlehampton into 'bedsit land' rather than a holiday resort in the long term helps no one, particularly if the potential occupants of the HMO have no jobs to go to.

Parking along Pier Road and this area of Littlehampton is already an issue for residents especially in the holiday season and converting one house to several occupancy units will only make this issue worse. Of course there are local car parks available which need to be paid for but this is not an affordable long term option for many.

There are already significant anti-social behaviour and crime issues in the areas where there is a concentration of HMO type property due to the demographic that these properties tend to attract. I am sure every potential landlord states that they will manage the property effectively. The facts turn out to be very different and leave the rest of us watching this behaviour increasingly unfold putting further pressure on already stretched police and welfare resources, and making Littlehampton a less desirable place to live.

Unfortunately it is not possible for the council to respond to each representation individually but your view s will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are

determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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

Neil Crowther
Group Head of Planning