

Jacqui Narvaez-Jimenez
36 Pier Road
Littlehampton
W Sussex
BN17 5LW

Your Ref: OWPC20260
Our Ref: LU/235/18/PL 02-08-2018
Please ask for:
Zac Denton

19th 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 19th October 2018 which has been recorded as '**support**' with the comments as follow s:

I would like to comment upon the objections made against the application. I can assure all residents that the building will be managed properly, I have spent a great deal of time and effort in renovating the building to a high standard (which isn't finished yet) to target professional tenants who will respect my property and behave respectfully to neighbours, unlike the HMOs of Bayford Road and the like. For the record there were more issues with police etc when it was open as a guest house, because the tourist season is very short, which leaves one to fill the rooms the rest of the year with alternatives outside of tourism, which have proven far more troublesome at times. I would imagine prospective tenants to be commuters who do not need a car, or perhaps may not wish for the expense of one, not that I'm excluding anyone who passes the appropriate vetting.

The B&B has been closed since 2008 and is impossible to resurrect and the income potential of the rentals is actually lower than if the B&B were full all year round, but unfortunately this is not sustainable now since I lost all my repeat business after approximately 2 years of not being able to accommodate them. I do not think it fair to tar everybody with the same brush and assume it will be a slum landlord type property like elsewhere and if there were an upload feature for photos I would upload some of the work done so far so that everybody could see the standard of the house, which you would then realise what was being pitched and why it would be managed appropriately to make sure my hard work isn't ruined. I have refused to sell the property to individuals wishing to put a standard HMO and Littlehampton Empty Home Officer was happy to put homeless people in there via their empty homes grant. So if it's good enough for them for homeless people, which would have a more detrimental effect on my neighbours, with less management, much like Victorai House in Bayford Road, which was regularly wrecked and had police tape around it, surely a beautifully turned out, well managed house, which my neighbours have shared that they are very pleased about would be an improvement to that?

Mr Melgar HMO officer has inspected and everything we are doing is in line with regulations and all licences issued are reliant upon adhering to those regulations.

There is no loss of a family home either, not that there are many with the need for so many bedrooms, it was never in circulation as such, the house has been a guest house for many, many years and prior to that it was bedsits.

However, there is a shortage of affordable rooms in shared houses of a high standard for local people, the main choice is between a poorly kept HMO or a more expensive independent unit, also sometimes poor quality. This way people have a nice home at an

affordable price, for which there is a market in the area according to several estate agents and it has been commented that it is the best turned out HMO in the area by those estate agents.

As for parking I have lived with the issues of parking for local residents since I bought the property in 2004 and as a disabled driver it has been a nightmare, so I sympathise, but my one house is not going to make a big difference to that with all the cafes and restaurants around, only residents parking permits will change that, it's always good to be able to park outside your own home if you don't have a driveway. Although the recent changes to the double yellow lines along Pier Road to all year round rather than seasonal will alleviate a great deal of the problem off peak..

If anybody has any doubts about the standard I will be happy to answer any questions and to share some photos?

Jacqui N-J

Unfortunately it is not possible for the council to respond to each representation individually but your views 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