

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

Your Ref: OWPC20303
Our Ref: LU/235/18/PL 02-08-2018
Please ask for:
Zac Denton

26th 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 24th October 2018 which has been recorded as '**support**' with the comments as follows:

I am writing to clarify some details as it appears here may be a misunderstanding of what I am providing at 36 Pier Road, judging by the objection submitted yesterday that mentioned AirBnB. I am not providing B&B accommodation, nor short term rooms, this would not be viable. The acronym HMO seems to conjure up a negative picture of poorly run bedsit land, this is not what I am providing either. I am providing a comfortable, well presented home to share for tenants who are working, with an all inclusive rent to include wifi on tenancies of a minimum of 6 months. This may be for locals, who work or commute elsewhere to work, or those who can't afford the rents of more expensive towns, or indeed the rent for a flat with all the bills that this entails, but perhaps would be happy near a mainline station. This provides homes for people, as well as spending in the local community. I don't see how the objector would say there isn't a market for working individuals in these circumstances, because as far as I am aware they have at least two properties in the same terrace catering for that very working clientele as I am seeking to provide for, as well as properties elsewhere, also catering to the working tenant? If it's good enough for him, it's good enough for me. It is an open market and I have turned around my property against all odds and always with my neighbours wellbeing in mind. The parking issue is one we will always have if there is no residents permits, however, as the seasonal parking is only April to Sept that is less than half the year, and it is something to expect if you live in a tourist location, it still leaves the rest of the time free for residents. To clarify once again, proper tenancies, tenants being vetted and managed by the estate agent, with me providing a cleaner weekly to ensure the property is kept in good order, bins are put out and no issues accruing. I would not have spent all these years worrying about my neighbours suffering if my property ended up in the wrong hands to change my mind now. As there were several enquiries via the empty homes dept, which ties you in to housing/homeless tenants over which you have no control, I would have thought me wishing to serve the working community, give a comfortable, smart alternative to the standard HMO, which is cheaper than a flat and be well managed would have been viewed positively. This is not just a "business venture" this is my home that I am putting to good use. I have personal attachment to it, it's not just a numbers game, yes it will hopefully provide me with an income but given what I put into it, I think it is a fair reward for all my hard work.

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