



Arun District Council
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26th October 2020

Dr R Cavanagh
13 Irvine Rd
Littlehampton
BN17 5LB

Case Officer: Andrew Wood
Telephone: 01903 737768
Email: andrew.wood@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015: Article 39

Application No: LU/241/20/CLE
Site Address: 6 Selborne Place Selborne Road Littlehampton BN17 5NH
Description of works: Lawful development certificate for existing use of building as a large House in Multiple Occupation (Sui Generis).

Thank you for your internet representation made on 25th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30663

We are objecting to this for the following reasons:

1: We believe the plans, which increase the rooms from 8 - 11, represent an overdevelopment of this site. The plans show 6 double beds and 5 single beds suggesting an occupation of 17 people. In this time of a pandemic this is irrational - the communal dining area is only 16 m² (less than the mandatory 20,5 m² ADC HMO Standards) The conservatory (referred to communal lounge) is unlikely to meet the current Building regulations (See pg 25, Standards for Houses in Multiple Occupation, Arun District Council)

2: There appears to be no shortage of this type of accommodation in the area. In 2018 there were 13 HMOs within 1-mile of this house.

3: Given that there could be 17 adults occupying, there will not be enough parking space, adding to existing street parking pressures. WSCC confirmed space for 4-5 vehicles in the previous application but an HMO of this size needs at least 6 spaces (0,5 spaces per bedroom).

4: We believe the development fails to safeguard amenities of neighbouring residents, due to the increased population on the site and associated activities. In fact, we could find nothing within the application addressing the site's proximity to nearby established residential and business properties and the possible adverse level of harm that could result.

5: From what we can see there are not enough sinks in the kitchen for the number of proposed residents (local standards for HMO state 1 per 4 occupiers or part thereof.) From our reckoning, a minimum of 3 and possibly 5 are required, we only see 1-2.

6: In fact the kitchen/scullery seems have a staircase in the centre of it, with very little worktop space for the number of people who will be expected to cook for themselves in it. ADC HMO standards dictate 0,5 m per user which with a potential 17 users suggests 8,5 m of worktops and at least 5,5 m if rooms only are taken into account.

7: In order to ensure appropriate extractor fans for 10 en-suite bathrooms and 3 cookers the developer is

likely to have to drill numerous holes in the existing listed building walls to comply with regulations.

8: This is a particularly historical listed building and any development that further alters its distinct character and value should be carefully scrutinised- with due respect paid to the treasured pioneering naturalist, ornithologist and ecologist after which the row is named.

9: We would finally like to state that we have NO objection to a reasonable redevelopment of the house into 3 flats which will comply with the parking and suit the Conservation area /listed buildings as has happened further along at number 1 and 2 Selborne Place.

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 www.arun.gov.uk/planning-privacy-statements

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.