



Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
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24th January 2022

GERALD MCGEEHAN
35, Mariners Quay,
Littlehampton
West Sussex
BN17 5DA

Case Officer: Maria Tomalova
Telephone: 01903 737510
Email: maria.tomalova@arun.gov.uk

Dear Sir/Madam,

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

Application No: LU/382/21/PL
Site Address: 71 High Street Littlehampton BN17 5AE
Description of works: Refurbish and renew the first and second floors of the existing building to the southern side of the site, with a new build proposal to the northern half of the site, creating a new entrance and entrance stairwell with bicycle and bin storage to the existing ground floor area and a new two storey (1st and 2nd floor) build co-living, 23 bed HMO scheme above, together with the change of use to the former bank (Use Class E) to four commercial units (Use Class E). This application may affect the setting of a listed building.

Thank you for your internet representation made on 22nd January 2022 which has been recorded as an objection with the comments as follows:

OWPC43639

I am writing to object most strongly regarding planning application LU/382/21/PL This is yet another application in Littlehampton for yet another property to be converted into yet more HMO's.

Unfortunately Littlehampton is becoming overrun with bedsits and HMO's. Substantial family homes, pubs and office buildings are being bought up and converted into accommodation which although legally deemed fit for purpose does nothing for the town. The demographics of Littlehampton are being skewed by developers looking to make money at the expense of the residents and the sustainability of the town. We are losing the cross section of people that any town needs to remain viable. The incomes and wealth that the town needs to remain functioning is being driven out. The council and the planning office should be working together to ensure our town remains sustainable.

It is no good saying that a refusal can only be given under certain criteria. The planning office and council have a duty to plan for the town's future and look at the bigger picture and should be proactive and firm in their action.

Just as we are spending thousands to enhance the Town centre / High Street and try to draw in a cross section of the community to spend time and money in the new looking town centre it would be negligent to allow any further HMO's.

Repeated applications have been submitted not 100yds from this site in East Street the latest one being under LU/359/21/PL originally to convert two family homes into 11 HMO's I have no doubt that a modified

application will shortly be forthcoming and we now have this application to convert another building into 23 HMO's. At the other end of the "Improved High Street" a developer is probably looking at the now empty Dolphin pub with a view to conversion into any number of HMO's. The number of HMO's and the density of them in the town is incompatible with the sustainability of the town the density of separate households has an adverse effect on others living and working nearby if for no other reason than the increase in noise and disturbances from so many occupants

The town council and the planning office have a duty to work together to improve the town and send out a message that Littlehampton town is not going to accept any more HMO's or bedsits as they do not contribute to the towns wellbeing.

The publicity material for the new improved High Street has shown pictures of a cross section of society spending time there. Is that really going to happen if so many buildings in the town are now occupied by single people in HMO bedsits.

The Town Council Planning group have in the past identified there is a need for family housing in Littlehampton. This does not meet that need and should be refused. If allowed it will be a lost opportunity. After all would this number of HMO's be tolerated in Rustington Town. I think not. Yes Rustington is different but that is no reason to give up on Littlehampton.

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 including your name and address 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/what-happens-next>.

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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 <https://www.arun.gov.uk/privacy-policy/>

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.

To register to receive notification of planning applications in your area, please go to

<https://www1.arun.gov.uk/planning-application-finder>