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Arun District Council, Civic Centre, Maltrovers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

From: Anita Gardner

Sent: 26 July 2022 09:43

[REDACTED]
Subject: FW: 27, Clifton Rd Littlehampton BN17 5TE

Dear Mr Jones,

I note your concerns regarding the impact that you consider the proposed HMO would have on existing residents in the area and the increased frequency of anti-social behaviour you have experienced from similar developments. I am aware that you commented on the application when it was being considered and your comments were read and taken into account in the planning balance prior to the decision being made. In reaching the decision the number of units in the area is a consideration, but also the anticipated issues that could arise from the specific application proposal. In this case it was proposed that the premises would be subject to a Management Statement to tackle anti-social behaviour and this could be controlled by the imposition of a planning condition. The potential adverse unneighbourly impacts have to be weighed against the significant and unmet demand for this type of accommodation.

We have also looked at other appeal decisions for similar developments and it is found that reasons of excess number of HMOs in the area are invariably reasons for refusal not supported by planning inspectors.

If the application is taken to appeal by the applicant you would be notified and any representations made would be forwarded to the Planning Inspectorate. You could make additional comments at that time to the Inspectorate if you wish to update those made earlier.

You would not be advised of any resubmitted application as a matter of course, but you can sign up for e-mail notifications of applications within a certain area of your post code by going to the Council's website and following the link from 'Planning application search' - 'Planning application finder'.

I am emailing my reply so that I can ensure both your e-mail and this response are uploaded as correspondence in respect of the previous application.

Regards
Anita Gardner

Anita Gardner
Principal Planner

T: 01903 737529
E: anita.gardner@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

From: Sam Jones [REDACTED]
Sent: 20 July 2022 12:42
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
[REDACTED]

Subject: 27, Clifton Rd Littlehampton BN17 5TE

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Dear Ms.Gardner,

I am writing in connection with the recent planning application for above property. (LU/60/22/PL)

I was one of several local residents who objected to the application for the above property to become a 20 bedded HMO with an additional 2 dwellings.

We were pleased that the Planning Committee rejected the application but have concerns that the reasons given for Arun DC's objection appear unresponsive to the concerns we raised as local long term residents at the adverse effect on the character of the area caused by "eroding the balance between different types of housing, including family housing."

However, we were surprised and disappointed to read that the fact that there are already 11 HMO's within 100 metres of the site in question was given as a reason why a further similar development would not adversely impact on the local area.

It is our contention that Arun DC's seeming unwillingness to restrict the number of family houses being converted to HMO's over the last 5 years or so has been instrumental in the increased frequency and severity of episodes of anti-social behaviour exhibited by many of those placed in unsupervised emergency accommodation within these developments. These episodes have a real and adverse impact on the lives of long term residents, particularly those vulnerable due to age or disability and families with young children.

I would be grateful if you could contact me to explain the next steps in the process, as I am sure that the owners/developers of this building will appeal or seek to make a fresh application. Will we be told when a further or modified planning application is to be put forward?

We note also that there is another proposal being put before the Planning Committee tonight for the development of the former Barclay's Bank building on the High St. to become a 23 bedded HMO. I was unaware of this in time to raise objections to this application but, at a recent meeting of the Littlehampton Society, Nick Gibb MP was sympathetic to the views of members and local residents as to the negative impact of these developments on the character and amenity of our town and its appeal to visitors, holidaymakers and long term residents. He has agreed

to consider convening a meeting this autumn, to involve local elected representatives and other interested parties to discuss our concerns.

I would be grateful if you could call me on [REDACTED] to help me to better understand the planning process and criteria taken into account when determining planning applications.

Many thanks,

Sam Jones,

43, Bayford Rd.
Littlehampton.