Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 14/12/2025 3:26 PM from Mr Jason Jones.

Application Summary

Address:	Unit 1 Ivy Arch Road Worthing West Sussex BN14 8BX
Proposal:	Proposed 1st and 2nd floor rear extension; two additional storeys above existing building; re-cladding building; alterations to fenestration and erection of minaret.
Case Officer:	Jackie Fox

Click for further information

Customer Details

Name:	Mr Jason Jones
Email:	
Address:	Flat 9 The Old Stables 46 Station Road Worthing West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking
Comments:	Planning Objection - AWDM/0174/25 I am a resident of Station Road, Worthing, and I object to this application on material planning grounds relating to parking capacity, highway safety and residential amenity. The site currently provides only 5 on-site car parking spaces. Despite this, the Transport Statement acknowledges that worshippers routinely park on surrounding streets, including Station Road. No robust assessment of existing parking stress or capacity has been undertaken. In practice, parking conditions on Station Road are already severely constrained, particularly on Fridays, when residents are regularly displaced and forced to park a considerable distance from their homes. Station Road is only a few minutes' walk from the site, primarily via the Ivy Arch tunnel, which functions as a narrow and constrained pedestrian and vehicle route. This tunnel is a key access corridor between the site and surrounding residential streets and already operates as a pinch point. The Transport Statement does not

adequately assess the capacity or safety of this route in the context of intensified use.

The proposal significantly increases floorspace and introduces additional classrooms and community facilities, representing a clear intensification of use. The assumption that this will not increase attendance or vehicle trips is not supported by objective evidence. In the absence of an impartial attendance and parking survey conducted during Friday prayer times, the application fails to establish a credible baseline. Given the limited on-site parking provision, such a survey is likely to demonstrate that current attendance levels already far exceed parking capacity.

This conflicts with:

National Planning Policy Framework (NPPF) paragraphs 110 and 111, which require development to ensure safe and suitable access and to prevent unacceptable impacts on highway safety and congestion.

NPPF paragraph 130(f), which seeks to ensure developments maintain a high standard of amenity for existing users.

Local plan policies which require development to provide adequate parking and not exacerbate existing parking stress (including Core Strategy and Parking Standards policies).

No noise or acoustic assessment has been submitted. Given the proposed minaret and expanded use of the site, this omission prevents proper consideration of impacts on residential amenity.

For these reasons, the application fails to demonstrate compliance with national and local planning policy. I therefore request that planning permission be refused, or that the application be deferred pending an independent, time-specific parking and attendance assessment and the provision of enforceable mitigation.