From: jus chas
Date: Sun, 27 Sept 2026 at 13:06
Subject: Fwd: Further objection following revised plans – AWDM/1329/25
To: planning@adur-worthing.gov.uk

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I realise that I forgot to note that Network Rail have specified in their email date 11th Dec. 2025

"In particular we would like to point the developer/ applicant to the requirements for a 3m buffer between NR land and any proposed development, and the requirement for adequate trespass-proof fencing to be provided."

The amended drawings show only a 1 meter distance between the proposed development and the Network Rail boundary

I wish for this to be included in my objections

From: jus chas
Date: Sun, 27 Sept 2026 at 12:23
Subject: Further objection following revised plans – AWDM/1329/25
To: <planning@adur-worthing.gov.uk>

This message was sent from outside Adur & Worthing Councils

As a first floor resident of Carlyle House, located directly north of the application site, I am objecting, again, in the strongest terms based on the following material planning considerations

1, Critical loss of daylight, sunlight and over shadowing (BRE Compliance failure)
The proposed 4-7 storey building is located directly to the south of Carlyle House. The southern aspect is the primary source of residential natural light. I have attached a photograph that shows the true perspective of the existing elevations, including the Grade II listed former Station building, this was taken at 10.25am on the 5th December 2025. It is certain, mathematically, that 4-7 storeys would completely obstruct direct light, especially during the winter months. This represents an unacceptable and disproportionate reduction in the Vertical Sky Component (VSC) and Annual Probable Sunlight Hours (APSH) for ground and first floor habitable rooms, breaching standard BRE (Building Research Establishment) guidelines. I note that Blackacre deem there to be no adverse impact to sunlight or daylight, I would beg to differ and would refer to the attached photograph showing the actual view of

the existing buildings as viewed from Worthing station platform as the “Proposed street elevation along Railway Approach” drawing is not an accurate view and appears to skew the elevation impact to benefit the proposed application

2, The current outlook from my first floor lounge shows the low rise historic Grade II listed former Station building, along with the incredibly drab, unappealing office block to the south (which already obscures direct sunlight in the middle of winter). The introduction of a dominant and overbearing 4-7 storey building, set a mere metre from the site boundary will introduce an unacceptably oppressive "wall effect”. This massive change in scale will result in a severe claustrophobic sense of enclosure, permanently damaging the residential amenity of, not just my own, but neighbours as well, especially those on the ground floor

3, Direct Loss of Privacy (Overlooking Breach)
The developers elevation drawings clearly show multiple habitual rooms and balconies, climbing up to seven storeys high, facing directly north toward Carlyle House. Because the proposed development sits practically on the property boundary, the true window to window separation distance across the railway tracks appears to fall incredibly close to the standard 21 meter privacy window. This creates intrusive, permanent line of sight directly in to mine, and my neighbours properties.

4, No parking facilities for the proposed development. There is already a high demand for residents permit parking in this area (with a waiting list) and the Teville Gate car park, which is referenced, has limited public spaces - certainly not enough to meet the potential demand from the proposed development.

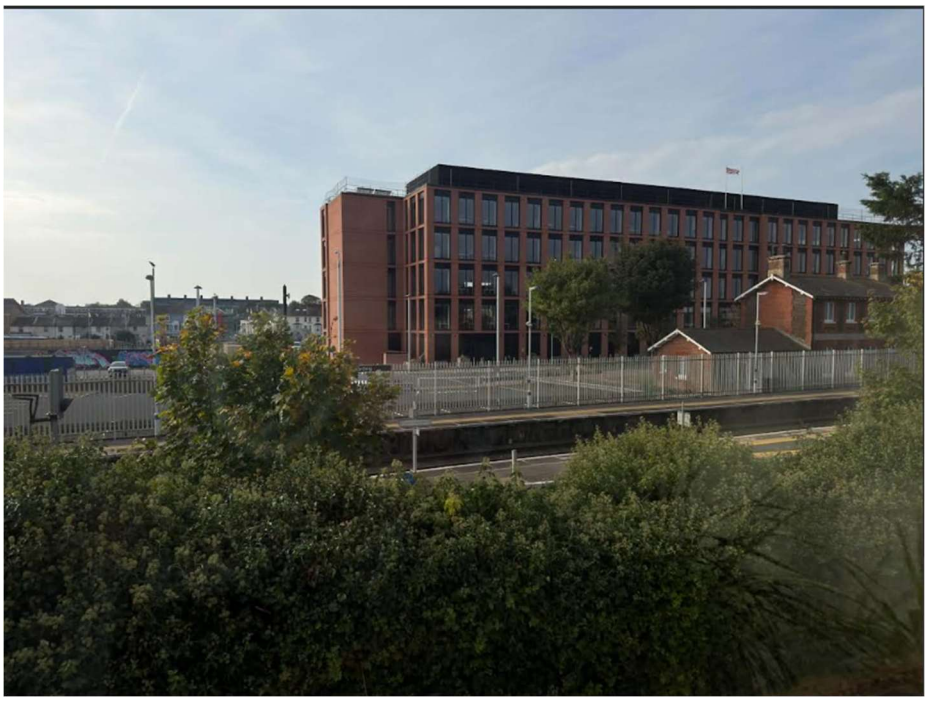
5, Negative impact on the Grade II listed former Station building due to the scale and design.

Whilst the reuse of the car park is understandable, the scale, mass and lack of layout setback represent a severe overdevelopment of a highly constrained piece of land. I strongly urge the Planning Committee to reject this layout based on the above reasons and request a significant reduction in overall height (capping it to match the existing roofline of both Carlyle House and the Grade II listed Old Station House) to protect the living conditions of neighbouring residents.

I am, therefore, continuing to object to this application

J Seath

View of existing buildings from my lounge



Proposed elevation from Worthing Station platform



Proposed development site from my lounge



The ACTUAL view of the existing buildings from Worthing Station Platform, 10.25am, 5th December 2025. Clearly showing the sun still not above the new office block on Railway Approach

