

Dear Sir/Madam,

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

Comments were submitted at 29/12/2025 10:23 AM from Mrs Margaret Shaw.

### **Application Summary**

Address: 94 Marine Crescent Worthing West Sussex BN12 4JH

Proposal: Subdivision of existing dwelling plot to provide 2 bedroom chalet bungalow style detached house in rear garden with parking accessed off St John's Avenue

Case Officer: Jo Morin

[Click for further information](#)

### **Customer Details**

Name: Mrs Margaret Shaw

Email:

Address: 10 St Johns Avenue Worthing West Sussex

### **Comments Details**

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none"><li>- Design</li><li>- Loss of General Amenity</li><li>- Other</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li></ul>
Comments:	<p>Please note; The planning application in full is not available (as at 27/12/2025) on the Council's website as per your correspondence to 8 St Johns Avenue, dated 10th December 2025. In the absence of the full report the below is based on the information available:</p> <p>I wish to object to the planning application AWDM/1520/24 on the following grounds:</p> <ol style="list-style-type: none"><li>1. Impact on Amenity of the proposed building: The proposed dwelling is adjacent to 8 St Johns Avenue that has 5 south facing windows. The erection of this building would result in a significant loss of light on the south side of 8 St Johns Avenue. The property currently has full benefit of unhindered light to this aspect.</li></ol> <p>The erection of this building would mean that the back garden and swimming pool of 92 Marine Gardens would be overlooked with a loss of privacy for the occupants.</p> <p>The proposed building is higher than any of the bungalows in St Johns Avenue</p>

and would overshadow the street and is not in keeping with the character of the neighbourhood. .

## 2. Character and Design

The proposed house is aesthetically out of keeping with the existing bungalows in St Johns Avenue and in the wider area. The unique area south of Alinora Crescent, west of Alinora Avenue, has 55 bungalows built in 1950s/1960s each detached with a garage and additional off-road parking and front and rear lawned gardens.

The planning application is an overdevelopment of the plot. To accommodate a 2 storey building, to comply with the Flood Agency requirements for sleeping accommodation to be on the first floor, this must be a two-storey house. All other properties on St Johns Avenue are bungalows/chalet bungalows.

To accommodate this scale of house, on the plot, it must extend beyond the building line of the other residences in St Johns Avenue. This is not in character with the street or area.

The proposed plot is a small open side garden and the back garden of 94 Marine Crescent. To build a property on this garden and utilise the back garden will result in 94 Marine Crescent, a large detached house, being left with minimal/inadequate rear garden and small front garden for a family home and would not be in character with the area.

## 3. Environmental impact

The area is in a flood plain area and residents were requested by the environmental agency to maintain drainage in front and rear gardens to reduce the risk of flooding. Building a house and driveway, on what is currently a garden, would be against this request and would potentially push surface water into neighbouring properties.

Loss of biodiversity - the loss of the garden to 94 Marine Crescent and the erection of a building means a loss of valuable green space and reduces biodiversity in the area. Has a bio-diversity evaluation/net gain report been undertaken in line with government recommendations with a net 10% increase?

---