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From: **Lisa Baskott**

Date: Wed, 1 Apr 2026 at 10:29

Subject: Application Reference: NOTICE/0005/26 (Parkview, Park Road, Worthing BN11 2AP): F.A.O Case Officer: Rebekah Hincke

To: <planning@adur-worthing.gov.uk>

Dear Ms Rebekah Hincke,

I am writing as a directly affected resident to formally object to the above prior approval application relating to the proposed change of use at Parkview, Park Road.

I understand that the scope of consideration under prior approval is limited. However, I have serious concerns that the proposal fails to meet key requirements, particularly in relation to transport and highways impacts, and the impact on the amenity of neighbouring residents.

Firstly, the application does not appear to demonstrate that the applicant has lawful or practical access to the site. The rear of the building is currently accessed via a driveway serving the four flats at 135 Park Road, to which the prospective developer does not have rights. In the absence of any clear alternative access arrangement, it is unclear how the development could be safely or lawfully implemented, both during construction and once occupied.

This directly raises concerns in respect of highways and transport impacts. Without off-street access, future occupants would be wholly reliant on on-street parking in an area that is already highly constrained. Park Road itself includes double yellow line restrictions, and surrounding streets are frequently at capacity. The proposal would therefore exacerbate existing parking stress and could lead to unsafe or obstructive parking, including risks to emergency vehicle access.

Secondly, the proposal gives rise to significant concerns regarding the impact on the amenity of neighbouring residents. Flats 1–3 at 135 Park Road directly overlook the rear of the application site (Flat 4 - partially). The scale and intensity of the proposed use, combined with restricted access, would likely result in increased noise, disturbance, and general activity both during construction and in ongoing residential use. The application does not appear to adequately demonstrate how these impacts would be mitigated.

I would also note that insufficient information has been provided regarding servicing and refuse arrangements. In the absence of clear access, it is unclear how waste collection and general servicing could be carried out without further impacting the highway and neighbouring residents.

Given these issues, I respectfully request that careful consideration is given to whether the proposal satisfies prior approval requirements, particularly in relation to safe and suitable access, highway impact, and the protection of neighbouring amenity.

I would be grateful if you could confirm:

- Whether lawful access rights have been demonstrated by the applicant
- How highways impacts, including parking stress, are being assessed
- Whether these matters have been formally reviewed by the Highways Authority

Thank you for your time and consideration.

Kind regards,
Lisa Baskott

Flat 4, 135 Park Road, Worthing BN11 2AP