

Adur & Worthing Councils
Development Management
Place Directorate
Worthing Town Hall
Chapel Road
Worthing
West Sussex
BN11 1HA



30 DEC 2025

92 Marine Crescent
Worthing
West Sussex
BN12 4JH

20 December 2025

Business Support

Re: 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

94 Marine Crescent, Worthing, West Sussex BN12 4JH

Ref: AWDM/1520/25

Dear Sir / Madam of the Development Management Section

As owners of the neighbouring property to this proposed planning application we are writing to strongly object to this proposal for the reasons set out below.

The first point is the description of the application. It is described as a 2-bedroom chalet bungalow style detached house which is contradictory. Is it a bungalow or a house as the plans suggest a double storey house? When looking at the other neighbouring properties in St John's Avenue, these have been constructed as single storey bungalows and furthermore the height of the proposal is taller than a conventional bungalow.

Our personal reasons for strongly opposing the planning application is due to the proposed property directly overlooking our property. We invested in this area, and, particularly this house, due to its position within the neighbouring properties that gave us total privacy. The height of the building and the rooms on the second floor will look out directly on our property and create an unnecessary eyesore. Furthermore, the height will block light and hours of sunlight for much of the day, that we have previously benefitted from, hence a further reason we invested in this property. We also note from the plans there are no roof light windows on the first floor facing the existing No. 94 Marine Crescent but are all facing our property, as well as the entire ground floor living windows, patio doors and decking area, which shows that the applicant has **not** taken our privacy into consideration but rather their own.

As the proposed property stretches two-thirds of our rear garden and the closeness to our boundary this will totally compromise our privacy and way of life due to noise levels and loss of privacy. This totally destroys the liveability of our property.

Whilst we acknowledge that the Council does not consider effect on value of neighbouring properties, this will definitely compromise the sell ability of our property as the existing site will go from an established rear garden to a building overlooking our boundary which can only have a negative impact.

Regarding the services to the property, as we are current residents and have local knowledge, we have experienced issues with drainage where St John's Avenue connects to Marine Crescent. Southern Water have been notified by numerous residents on multiple occasions over the last couple of years regarding "backing up" of drains. Southern Water will presumably have logs of these issues.

The size of the building within the boundary area is not in proportion compared to all neighbouring properties within the postal code area. Furthermore, when looking at all plots within the submitted plans it is less than half and in some cases nearer a third of the current neighbouring houses in St John's Avenue. We feel that if the application is approved it will set a precedent for further future developments which would affect the layout of the neighbourhood.

Overall, we feel the process of this application has not been conducted in a considerate or neighbourly way. Firstly, without notice, to receive a letter dated 10 December on the 17 December therefore not allowing us to have the full 21 days to consider the application, and during the Christmas period was inconsiderate. Then to be informed only two days later on the 19 December by a neighbour that the Planning Case Officer, who in your letter we were asked to consult with on any queries, was going to be out of the office until the deadline of the 31 December. We also understand that it is usual and traditional for a local council to publicise a planning application by placing a visible site notice, on or near the land for at least 21 days to allow the public to comment or object before a decision is made. This process ensures transparency and public involvement especially for new builds that change the area. As of the 20 December there is no visibility of such notice.

In summary we vehemently object to this application as changing from having a rear garden to a dwelling of the suggested height and size along with the closeness to our boundary will totally affect our privacy and the quality of our personal living environment.

Yours sincerely,

David & Sue Armstrong