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The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/M3835/W/23/3329368

DETAILS OF THE CASE

Appeal Reference	APP/M3835/W/23/3329368
Appeal By	MARK PILKINGTON
Site Address	Ground floor flat 31 Church Walk Worthing West Sussex BN11 2LT

SENDER DETAILS

Name	MR JOHN BEARD
Address	7 Folkestone Close Seaford Please select... BN25 3LE
Company/Group/Organisation Name	Owner of Ground Floor Flat 31 Church Walk Worthing

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☑ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground

☑ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

Dear Sirs,
I represent my mother Mrs C E Beard who is the owner occupier of the Top Floor Flat, 31 Church Walk, Worthing. Her property is, of course, directly above Mr Pilkington's property and she will bear the brunt of the usual bad behaviour that accompanies the usage of properties for short stay self-catering accommodation.

At this juncture I should add that she is registered partially sighted and is suffering from the onset of dementia. She is increasingly incapable of conducting her own affairs and I, along with my brother Peter Beard, have joint Power of Attorney for Property, Finance, Health and Wealth. Suffice to say that owing to her advanced age and ill health she will be incapable of dealing with any rowdy or anti-social behaviour. I live in Seaford, approx. 25 miles away, and whilst Peter lives locally he works in London, so there will be no alternative other than to involve the Police to deal with any complaints.

Whilst my mother's flat has off road parking Mr Pilkington's property does not. Mr Pilkington has enquired about renting her driveway, presumably to enhance desirability of his would-be business, but my mother has no intention of allowing this and we fully intend to abide by her decision. Consequently, any of his guests will need to find on road parking which will be to the detriment of other residents.
Mr Pilkington states that his property will be let for between 30-50 days a year for events such as the Goodwood Revival, Festival of Speed and Brighton Pride but it will remain his main home with utilities remaining in his name.

Regarding the assertion of letting for 30-50 days a year it remains to be seen. However, we have no information as to how he intends to market the property, although the usual method would be to register it on anyone of a number of websites operated by third parties interested only in the commission that they are likely to get with no regard to the distress caused to adjacent neighbours.

The argument advanced in respect of utilities is irrelevant, as of course the utilities would remain in his name as he owns the property and short-term holiday let agreements do not transfer liability for utilities.

Whilst there is a side access to Mr Pilkington's property both properties share a communal front entrance into a shared hallway where both properties may be accessed. This is my mother's only access to her property. Postal arrangements currently are to leave each other's correspondence on a table in the shared hallway. There are no secure arrangements for post, so any correspondence will be available for strangers to access and open.

Worthing Borough Councils local Plan 2020-2036 (p16) indicates a rising population which is expected to increase by 7.5% by 2035. Average house prices in Worthing are 10.89 times the median average putting home ownership beyond the reach of many households.

Worthing BC has no housing stock of its own and 90% of all homes in the town are in private ownership. Allowing homes to be used for short stay holiday lets is unlikely to help ease housing pressure. Additionally the report at page 17 indicates that there is already a good supply of hotels and guest houses offering varying types of accommodation.

Whilst Mr Pilkington has a right to make a profit from a property that he does not live in all the time we suggest that a more appropriate usage would be to let the property long term to a tenant who may not be in a position to purchase their own property and help to ease local housing pressures. A long-term tenancy would also enable my mother to get to know and trust the occupier/s.

Over the years Mr Pilkington has made it clear that he wishes to obtain my mother's property, the value of which will almost certainly be devalued by his actions, which of course are also likely to have

the additional “benefit” of deterring other prospective purchasers when the time comes to sell. It is likely that her property will have to be used to fund end of life care and any devaluation of her property may impact on this.

I would ask that you dismiss this appeal.

Yours Sincerely

John Beard
7 Folkestone Close
Seaford
BN25 3LE