From: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>
Sent: 15 December 2024 20:45:09 UTC+00:00
To: "planning@adur-worthing.gov.uk" <planning@adur-worthing.gov.uk>
Subject: Comments for Planning Application AWDM/1436/24

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 15/12/2024 8:45 PM from Mr Daniele Amato.

Application Summary

Address:	Teach All About It 303 Tarring Road Worthing West Sussex BN11 5JG
Proposal:	Change of Use from tuition centre to retail store with a small coffee shop (less than 10 seats) and ancillary office/workshop space |cr|
Case Officer:	Jo Morin

Click for further information

Customer Details

Name:	Mr Daniele Amato
Address:	305 Tarring Road, Worthing, West Sussex BN11 5JG

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Loss of General Amenity - Other - Privacy Light and Noise
Comments:	Dear Jo Morin, My partner and I are writing to formally object to the planning application AWDM/1436/24 regarding the proposed change of use from a tuition centre to a retail store with a small coffee shop (less than 10 seats) and ancillary office/workshop space at 303 Tarring

Road, Worthing.

Our objection is based on the following concerns:

Loss of a valuable community service
We have witnessed how the tuition centre provided a valuable service to elderly individuals and people with disabilities in our community. The new proposal would not provide any service to vulnerable groups for support, education, and inclusion.

Increased traffic and parking issues
We disagree with the consultation from the LHA. The area surrounding 303 Tarring Road already experiences significant traffic congestion and parking difficulties, due to the very close proximity to the train station (no, the car park is not used as it is a pay and display parking lot) and to the vehicle repair business. A retail store and coffee shop will attract increased traffic, exacerbating these issues that will negatively impact local residents.

Noise and disturbance
A coffee shop and retail store would result in additional noise from customers, deliveries, and general activity. The proposed opening hours from 8:00 AM will cause significant inconvenience to nearby residents, especially for those who work from home or are elderly, whose peace and quiet are already disrupted because of the very close proximity to the train station and the vehicle repair business. Furthermore, the proposal to be open also on Saturdays and Sundays will result in disturbances for 7 days a week; in particular on Sundays, the only relatively quiet day of the week.

Impact on local character
The addition of a coffee shop and retail store will alter the character of the area, which is primarily residential and community focused. This proposal does not appear to complement the existing surroundings. Furthermore, there are other vacant shops near West Worthing train station that could be used for this business, in line with the current use of the area as a business hub.

Environmental concerns
The increased waste from a coffee shop, including packaging and food-related refuse, will contribute to further littering and environmental issues in the immediate vicinity. We already have to personally clean and dispose of litter left by those who park in the areas on both sides of Tarring Road, between Grand Avenue and West Avenue, likely customers of the train station or nearby vehicle repair business.

In light of these concerns, we respectfully request for this application to be rejected.

Kind regards