

06 JAN 2026

John and Judy Mackison  
7, St John's Avenue BN12. 4HU  
Planning Application Ref: AWD/1520/25

Business Support

**Sub division of exist dwelling plot to provide a two bed chalet bungalow style detached house in rear garden with parking accessed off St John's Avenue.  
94, Marine Crescent , Worthing, BN12 4JH**

**My wife and I are privileged to live at 7, St John's Avenue, close to the Greensward and beach huts. Our house, where we have lived for three and half years is directly opposite the proposed development of 94, Marine Crescent.**

**Comments on the proposed development:**

- 1 The front facing St John's Avenue is in front of the building line on the east side of St John's Avenue.
- 2 St John's Avenue is an unusually narrow road which is used by the public to park vehicles when they visit the beautiful Greensward between Marine Crescent, the beach huts and beach.
- 3 Should this application be granted, St John's Avenue will be impassable for Fire, Ambulance and Police Emergency vehicles, due to the many contractor's vehicles serving the development.
- 4 In addition we will be unable to use our garage and runway as our access/egress to our own property will be blocked.

The proposed plan for the chalet bungalow has no garage. There are two parking spaces within the proposal, directly opposite our garage runway, which would make it almost impossible to manoeuvre in and out of our property  
Visitors cars to the proposed development will be forced to park in St John's Avenue, creating further parking problems.

5 This planning application represents an over development for St John's Avenue (. This does not comply with AWLP Policies CP1 and CP12 over development and Inappropriate Back-Land Development.) It must be refused.

In addition, it would be used as a precedent for similar developments elsewhere in Goring.

6 **Flood Risks.** We live in a potential flood risk area. We contacted our house and contents insurance company when we moved in, who required us to cover the flood risk with an enhanced premium on our property and contents.

7 **Development Proposals** Having moved house several times to different parts of the country, local councils have always had planning notices fixed to lamp standards or similar to draw Residents attention to the planning application. We are surprised to find that Worthing Council do not have this policy in place. Because of this only a handful of Residents were formally notified of this proposal. This proposal will impact on many Residents in St John's Avenue and further afield.

8 **Loss of Amenity** Should this proposal be accepted, my wife and I are very concerned that St Johns Avenue, together with the surrounding area, will be much poorer with significant loss of amenity and green space in this unique area. (This does not comply with AWLP Policy QD27)

One of the characteristics of St John's Avenue is the spacing between individual properties and this proposal would destroy the harmony of St John's Avenue.

9 **For all the above reasons, we strongly object to this proposal which should be refused.**

Yours Sincerely,

John and Judy Mackison 7, St Johns Avenue BN12 4 Hu

