

Date: Thu, 21 Aug 2025 at 17:19  
Subject: Comments for Planning Application AWD/0954/25  
To: <[planning@adur-worthing.gov.uk](mailto:planning@adur-worthing.gov.uk)>

## Comments summary

Dear Sir/Madam,

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

Comments were submitted at 21/08/2025 5:19 PM from Miss Gillian Piper.

### Application Summary

Address:	Marine View 111 Marine Parade Worthing West Sussex BN11 3QG
Proposal:	CHANGE OF USE FROM GUEST HOUSE (CLASS C1) TO LARGE HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS)
Case Officer:	Jo Morin

[Click for further information](#)

### Customer Details

Name:	Miss Gillian Piper
Email:	
Address:	Homefield Garage Worthing West Sussex

### Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none"><li>- Highway Access and Parking</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li></ul>
Comments:	<p>I am writing to object to the above planning application to convert a former B&amp;B on Worthing seafront into a House in Multiple Occupation (HMO).</p> <p>While I understand the need for a range of housing types, I believe this proposal is unsuitable for this location for the following planning reasons:</p> <p>Noise and disturbance</p> <p>HMOs typically result in higher levels of occupancy and a greater number of comings and goings at unsocial hours compared to a single household. This is likely to create significant noise disturbance for</p>

neighbouring residents, particularly in a seafront location where properties are closely spaced and residents have paid a premium for a quieter environment.

#### Parking and highway safety

The seafront already suffers from extremely high parking demand. Increasing the number of separate households in this building will add considerable pressure to limited on-street parking. This could result in congestion, illegal or unsafe parking, and increased risks for pedestrians and cyclists.

#### Over-concentration of HMOs

Worthing already has a high number of HMOs, and councils generally seek to avoid over-concentration in any one area, as this can unbalance the community. Granting this application would set a precedent for further conversions along the seafront, undermining the character and stability of the area.

#### Impact on local character and tourism

The Worthing seafront is a key part of the town's appeal to visitors and residents. Converting prime seafront accommodation into a high-density HMO conflicts with the council's stated aims of supporting tourism, regeneration, and enhancing the attractiveness of the seafront.

#### Waste and refuse management

HMOs generate more waste than single households. Without robust waste storage and collection measures, this could result in overflowing bins, litter, and vermin. In a seafront location, this is particularly problematic due to seagull activity, which can spread rubbish across public areas and harm the visitor experience.

#### Impact on residential amenity

The proposal will have a negative impact on the amenity of neighbouring residents in terms of noise, disturbance, privacy, and general enjoyment of their homes. Protecting residential amenity is a core planning consideration.

In summary, this proposal would cause harm to the residential character of the seafront, worsen existing parking and waste problems, and undermine the council's regeneration and tourism objectives. I therefore respectfully request that the council refuses this application.

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Kind regards