

Dear Sir/Madam,

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

Comments were submitted at 22/08/2025 7:10 PM from Miss Melissa Day.

### **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 Melissa Day
Email:	
Address:	Flat 8 112 Marine Parade Worthing West Sussex

### **Comments Details**

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none"><li>- Highway Access and Parking</li><li>- Other</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li></ul>
Comments:	Objection to Planning Application for Change of Use to 14-Dwelling HMO (24 Residents) - Marine View, 111 Marine Parade, Worthing, BN11 3QG

I am writing to formally object to the proposed change of use of the property at 111 Marine Parade into a 14-dwelling House in Multiple Occupation (HMO) to house up to 24 individuals. I have been a resident of Marine Parade for the past nine years, living directly next door to the property in question, and I have deep concerns about the negative impact this development will have on the community, infrastructure, and wider area.

#### **1. Parking and Highways Impact**

There is already a severe lack of available parking in this area. The proposed HMO would accommodate 24 residents, some of whom are likely to own vehicles. With no additional parking provision outlined in the application, this would exacerbate the existing parking pressures to an unsustainable level, negatively affecting local residents, businesses, and visitors.

## 2. Waste Management and Environmental Health

The site is not suitable for the amount of refuse that would be generated by 24 individuals. The lack of appropriate bin storage facilities will inevitably lead to overflowing waste, littering, and associated vermin problems, including rats. This poses a direct risk to public health and will degrade the character of the local environment.

## 3. Unsuitable Infrastructure

The property is part of an old Victorian block, never designed to sustain such high residential density. The building's age and infrastructure make it unsuitable for conversion to such intensive use, particularly in terms of drainage, utilities, and fire safety.

## 4. Negative Impact on Community Cohesion and Safety

Our street has a strong sense of community, built up over many years, with neighbours looking out for each other. Many residents are elderly or vulnerable, including women living alone, who would feel unsafe and unsettled by the transient nature of such a large HMO. The scale of the proposed development would fundamentally alter the established character and social fabric of the area.

## 5. Effect on Local Economy and Tourism

The property is located directly on Worthing seafront, a key tourist area. Worthing's hotels, cafes, pubs, and restaurants rely heavily on tourism. The presence of a large HMO on the seafront will detract from the area's appeal to visitors and risk undermining local businesses that depend on tourism.

## 6. Impact on Property Values

The introduction of such a large-scale HMO would have a detrimental effect on neighbouring property values, damaging the long-term investments of residents who have contributed to the area for many years.

For the reasons outlined above, I strongly object to the proposed change of use. The development is entirely unsuited to the property and location, and it would cause considerable harm to the community, local infrastructure, and the seafront economy.

I urge the Council to refuse this application in order to protect the character, safety, and sustainability of our neighbourhood.

Yours faithfully,

Melissa Day

Flat 8, 112 Marine Parade, Worthing, BN11 3QG

---