Dear Sir/Madam,

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

Comments were submitted at 12/11/2025 12:07 AM from Dr Emma Norton.

Application Summary

Address:	17 Franklin Road Worthing West Sussex BN13 2PG
Proposal:	Development of a detached bungalow in the rear garden with access drive from Franklin Road
Case Officer:	Jo Morin

Click for further information

Customer Details

Name:	Dr Emma Norton
Email:	
Address:	9 Franklin Road Worthing West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Other - Overdevelopment - Trees and Landscaping
Comments:	This is an overdevelopment of a relatively small space of land in the back garden of a house through a narrow, restricted access. I would like to object to the development on a number of grounds. 1) Access during works: The side access to this house is in frequent use, with regular emergency access required the sheltered accommodation at 15a, 15b and 15c Franklin Road. Because of this, access for building work would be difficult and such building work would also necessarily impinge on the side access route to 15a, 15b and 15C. The current builders are already incorrectly accessing the land via the driveway to properties 15a-15c over, over which only the property at number 11 has easement ie they should not be breaking through the side wall of the property at number 17 and accessing it from the access road to 15a-15c to carry out building works as there is no right of way via this private roadway for number 17. This incursion onto the right of way for numbers 15a-15c may impact the residents of said properties, and their access to facilities and essential nursing staff as well as the emergency services. 2) Parking: There is very restricted on street parking and vehicles from Greenland Road and Salvington Road adjacent to Franklin Road frequently use parking spaces outside properties in Franklin Road. 3) History of Ground Water Flooding and run-off routing It should also be noted the area proposed for development is subject to ground

water flooding and that the back garden of 11 Franklin Road was flooded to a depth of more than 1 foot in late 2000 by surface water and ground water springs. This excess water also escaped into the back garden of 9 Franklin Road where some water coverage was to a depth of 15 centimetres (parallel with the proposed development). This issue was discussed extensively when the property behind number 2 Franklin Road (2A) was developed, and in that case extensive geological surveys were carried out to ensure that there were no ground springs under that development. The new property was eventually agreed for development but had a much wider curtilage for ground water run off. There was a history of flooding at number 4 Franklin Road and the line of springs was thought to continue through to number 11. Indeed, the garage at 4 Franklin Road needed to be demolished because of flood damage resulting from the springs at number 2A.

We are also aware of the concerns of Southern Water regarding flood risk and potential risk to life if a major ground water flood event occurred. Similar back-garden development was turned down in the back garden of the adjacent property at 11 Franklin Road (AWDM/031/23) for this reason.

Issues regarding ground water flooding in the local area are also noted in "Adur & Worthing Level 1 and Level 2 Strategic Flood Risk Assessment" and heavy water run off onto Durrington Lane can be heard in the Franklin Road drains on occasion of heavy rains. There is also frequently poor water pressure in the properties, especially at peak times. An additional property could be highly problematic.

I would appreciate due consideration of all these points.

Your faithfully,

Emma Norton

9 Franklin Road