

Dear Sir/Madam,

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

Comments were submitted at 02/11/2025 11:17 PM from Mr Chris Tapsell.

Application Summary

Address: 97 Pavilion Road Worthing West Sussex BN14 7EG

Proposal: Change of use from dwellinghouse (Class C3), to seven bedroom House in Multiple Occupation (Sui Generis); roof extensions comprised of rear dormers and front rooflights.

Case Officer: Finlay Gardner

[Click for further information](#)

Customer Details

Name: Mr Chris Tapsell

Email:

Address: 101 Pavilion Road Worthing West Sussex

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Design

- Highway Access and Parking
- Loss of General Amenity
- Other
- Overdevelopment
- Privacy Light and Noise

Comments: The proposed application raises the following issues:

Highway Access and Parking / Traffic safety

- Parking is entirely on-street in the immediate area, with no potential for converting existing front patio/outdoor space to a private parking space. This on-street parking space on Pavilion Road is *extremely* limited and the overdemand/undersupply of parking has led to moments of genuine danger for residents in the area (cars frequently beep to narrowly avoid collisions at the junction due to impaired view as a result of the cars parked on the corner pavement; there was at least one collision at this junction for this reason already this year; one member of the public has repeatedly left notes on cars stating they are informing the council of the dangerous parking situation).

Outside the front of 97 Pavilion Road and the adjoined neighbouring properties in the terrace, cars must be parked on both sides on the street, including the entirety of one side having 6-8 cars parked up on the pedestrian pavement at all times. This includes multiple cars parking directly on the pavement on the corner of the junction with Woodside Road (immediately opposite 97 Pavilion Road).

This parking solution is busy as standard (frequently full, even during working hours

on a weekday - photo evidence of this mid-afternoon on a Tuesday is available). When there is a match on at Worthing FC's nearby Woodside Road stadium (2x per week 10 months/year), there is then excessive stress on parking as-is with the stadium now seating more than 4,000 visitors. This includes cars being not only parked by double-parked on said junction corner. It is not an exaggeration to say that adding cars for a minimum 7 occupants would be impossible given the current space available. As above, photos illustrating this are available on request if needed.

It is my opinion that adding further strain with the addition of at least 7 occupants to the immediate area of greatest strain, when parking is already creating genuinely dangerous traffic scenarios, would be highly irresponsible.

Setting aside the above car parking concerns it is also not clear how this will be possible for cycling provisions: it is noted on page 5 of the West Sussex County Council: Guidance on Parking at New Developments document (https://www.westsussex.gov.uk/media/1847/guidance_parking_res_dev.pdf) that HMOs must provide 1 cycle space per unit in the development. Currently there is one small front garden space which must also house the waste/recycling bins for each unit (and would struggle to do so without adding cycling storage space).

Loss of General Amenity

- The 6-property terrace 97 Pavilion Road is a part of is currently occupied entirely by young families (two flats in no. 99, one family home in 101 and 103 each, two flats in 105 and two in 107), almost all of these with children under 5. The neighbouring property in the other direction, no. 95, is also a young family again. Adding an HMO with multiple unrelated occupants would have a significant negative impact on the sense of safety and community and have a notable impact on social cohesion. It is also entirely at odds with the character and context of the surrounding area both immediately and along the length of Pavilion Road.

Overdevelopment/Design

- The property, as with each property in the short terrace, has only one small rear terrace under approx 50m squared. This is already below the recommended amount for a 3-bedroom terraced house (65m squared) as per section 6 External Space Standards of the Space Standards SPD. For flat developments as per section 6.5 it is noted that "a minimum of 20m squared per flat should be provided" which would not be possible. This outdoor space would also be eaten into by proposed plans to extend the property into the side return, the overall result being a severe lack of outdoor space, communal or private, for the 7+ occupants already living in necessarily confined indoor spaces.

- All of the properties in the terrace including no. 97 Pavilion Road are north-facing in aspect, and by necessity of the HMO's design multiple occupants will be living in single-aspect rooms. It is noted in section 6.4 of the Space Standards SPD that: "It is unlikely that single aspect homes will be considered acceptable especially if the single aspect is north facing as no rooms would benefit from sunlight at any time. Design layouts should seek to reduce the number of single aspect dwellings in a development as much as possible and preferably exclude them altogether." Multiple occupants being housed in rooms with no direct natural light is likely to have a severe impact on the mental wellbeing of the occupants.

Privacy, Light and Noise

- Noise specifically is likely to be a major issue. The properties in the terrace (e.g. 97 and neighbouring 99) are more than 120 years old and as such do not have cavity insulation - and much if any meaningful sound insulation - between them. It is the norm to regularly hear TV, music, and conversation noise from neighbours in the

terrace on either side at all levels. Converting to a 7-person HMO is likely to significantly negatively impact this in the short and long term, and also potentially raise issues from external noise from the small outdoor rear patio garden.

Other

- Waste issues: other houses on Pavilion Road which have been converted to multiple flats (not yet HMOs) have had continued trouble with managing household waste. Frequently bins from buildings with multiple flats are found overflowing, with waste across the pavement and into the road (this is a recurring issue at the eastern end of Pavilion Road around no. 1 and 3 Pavilion Road). Given the lack of available space at the property it is highly likely that this will be an issue again here in this case.
- Previous planning precedent: it is notable that this property was already subject to a Retrospective application for change of use of dwelling (C3) to holiday let (C1) in 2020, which was rejected.
- Construction work has already begun and been in progress for at least 5 months prior to the submission of this application, and no communication or consultation with the neighbouring residents has been undertaken by the applicant prior to this application now.

While I wholly understand and support the need for increased housing provision in Worthing and nationally, it is for the above reasons - notably the severe strain on parking and transport safety, plus the likely issues with noise, waste, general amenity to the community and the potential lack of space for the HMO's occupants, which have led me to object in this instance.
