

From: **Steve Roberts**

Date: Sun, 11 Jan 2026 at 22:39

Subject: Comment for Planning Application AWDM/0954/25

To: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>

Dear Sir/Madam (FAO Jo Morin),

The Planning Portal is still failing to upload comments and reporting "Error - 403 Forbidden", as initially reported on the 16th December by Gillian Walpole.

Please find attached the comment I wish to add.

Application Summary

Application Reference: AWDM/0954/25

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 Office: Jo Morin

Customer Details

Name: Mr Stephen Roberts

Email:

Address: Flat 4 Cavendish House, 115-116 Marine Parade, Worthing, West Sussex BN11 3QG

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

Comment

I note from the records at Companies House that the applicant that made this planning application - Leone Properties Ltd (Company number: 07466466) - was recently issued with a compulsory strike-off from the companies register on the 2nd December 2025. This action was subsequently discontinued on the 13th December after the company's accounts were submitted on the 12th December. This indicates that the compulsory strike-off was issued due to a failure to file company accounts on time.

A similar pattern of compulsory strike-off, subsequently discontinued after late accounts submission, is also present in the company history during November/December 2021 and November 2020.

I also note that the director who made the planning application, Ms Olivia Symone Martin-Woodbridge, was terminated as a director of the company after only holding the position for 3 months from 25th June 2025 to 25th September 2025.

DJM Town Planning, on behalf of Leone Properties Ltd, have previously claimed in their supporting statement, dated 12th September 2025, that Leone Properties can successfully manage a large HMO of the type proposed. Aside from making contradictory statements about the tenant profile and failing to provide any details on how the property would be actively managed in practice, their claim isn't supported by the documented reality of a company that rotates through directors in a matter of a few weeks and has repeatedly failed to successfully manage its own accounts in a timely manner, in keeping with legal requirements.

If a company doesn't have stable senior management and cannot be relied upon to file its accounts

on time, it is doubtful it is up to the task of professionally handling the complex needs of managing the proposed HMO. I trust the planning committee will take this information into careful consideration, especially when weighed alongside the many other significant objections to this planning application.

Best Regards,

Mr Stephen Roberts