

Dear Sir/Madam,

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

Comments were submitted at 19/05/2026 9:30 PM from Mr Russell Jacob.

Application Summary

Address:	16 Elm Road Worthing West Sussex BN11 1PG
Proposal:	Change of use from dwellinghouse (Class C3) to large house in multiple occupation (Sui Generis); demolition of side store and construction of single storey side extension; conversion of roofspace including front rooflights
Case Officer:	Rebekah Hincke

[Click for further information](#)

Customer Details

Name:	Mr Russell Jacob
Email:	
Address:	First Floor Flat 14 Elm 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 - Privacy Light and Noise
Comments:	HMO Objection - Application AWDM/0445/26

Please note, the portal to upload this objection would not permit a more robust objection with relevant evidence - my full objection has been emailed on 19.05.26 to the planning department.

I am formally objecting to this proposal to convert 16 Elm Road into a to a large Sui Generis HMO for up to 14 adults. I live within the adjoining property and have concerns regarding cumulative impacts on local amenity, community balance, potential noise nuisance, and overconcentration. Elm Road lies within the Warwick Gardens Conservation Area. It is a relatively small road comprising only 14 properties, seven of which are flats. Although formally addressed as Elm Road, Number 16 is closely integrated with both Elm Road and Warwick Gardens in physical, visual and community terms.

Number 16 lies within Worthing's Central Ward, identified in Table 5.5 of the Adur and Worthing Strategic Housing Market Assessment Final Report (2025) as having the highest HMO concentration in Adur and Worthing. Section 5.29 states: 'Data relating to HMOs is incomplete...' Information supplied by the Council to me indicates Warwick Gardens already contains a significant HMO concentration

including 1, 3, 26 and 41 Warwick Gardens, 34 Warwick Road, and 31A Warwick Street. Publicly available information additionally indicates: 5-7 Warwick Gardens converted into 12 studio flats and three one-bedroom flats; 9 Warwick Gardens converted into 8 flats; and 20 Warwick Gardens containing 8 self-contained flats.

Many vulnerable residents live within 100 meters of Number 16. Warwick House, 11-17 Warwick Gardens, is a care facility accommodating up to 35 residents with significant complex mental health needs including schizophrenia and bipolar disorders. Other vulnerable adults live within this area: Neighbours have indicated some of the specific groups catered for and should be considered as part of this application.

The proposed plans also raise amenity concerns. The sole communal area, apart from kitchen area, is reportedly the living room at only 5.02m² - This is smaller than a single prison cell and inappropriate. This will increase time spent in bedrooms, or weather permitting, in the very small backyard. This will increase risk of noise nuisance. All properties adjoining number 16 have poor sound insulation this evidenced by:

- 1) one household having to install expensive professional sound insulation to reduce transfer between households
- 2) The environmental health team recording nuisance sound inside the properties emanating from outside buildings: The neighbours want to avoid another protracted legal case involving agencies again such as Sussex Police, Environmental Health.

Finally, Sussex Police noted on 28.04.26 that HMOs can historically give rise to anti-social behaviour concerns and advised stringent tenancy management conditions. Already antisocial behaviour exists in the area - for example, I have noticed drug taking paraphernalia and fly tipping at the back alley owned at number 16. As neighbours various reports of ASB exist. For these reasons I ask the planning authority to carefully consider the cumulative impacts of this proposal.

Yours sincerely,
Russell Jacob
