

Fwd: Objection – Reference No: AWDM/0445/26

Reps and Consults



Planning -

08:38 (41 minutes ago)

to me

Planning | Adur & Worthing Councils
01903 221065 | <http://www.adur-worthing.gov.uk>

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From: **Jamie Walker**

Date: Wed, 20 May 2026 at 08:35

Subject: Objection – Reference No: AWDM/0445/26

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

Objection – Reference No: AWDM/0445/26
From ground floor 14 elm road BN11 1PG

FAO Rebekah Hincke

Dear Rebekah,

We've submitted an objection to the portal, however some of our neighbours have been experiencing issues uploading their comments, so please see below copy of our formal objections.

Please let us know if anything else is required. We would be happy to bring a physical copy to the town hall if necessary

We are writing as the immediate next-door neighbours at 14 Elm Road (Ground Floor Flat) to formally object to application AWDM/0445/26 at 16 Elm Road. Forcing a high-occupancy, commercial-scale large HMO into this Victorian property represents an unsustainable overdevelopment. The proposed intense conversion, extensive roof modifications, and side extensions fail to align with Worthing Local Plans and will cause severe, irreversible harm to the residential amenities of our home. We urge the planning committee to refuse this application based on the following:

1. Our living spaces and bedrooms share an immediate internal party wall with 16 Elm Road. The historic structures of a Victorian building have high acoustic vulnerability and zero modern soundproofing. Multiple adults acting on independent, 24-hour schedules will create an unacceptable level of internal and external noise. There are also concerns in regard to heavy construction works and structural integrity of such an old building.

2. As the proposal involves intensive, prolonged structural works it will result in heavy construction noise, vibration transmission, and air pollution (dust, silica, and fumes etc) which will have a devastating impact on the quality of our daily lives including physical and mental health. This environmental degradation directly undermines our imminent plans to start a family. A home undergoing the above is unsafe and unsuitable for a pregnancy and a newborn baby and if we knew of this happening, we would not have purchased this property. This severe loss of residential amenity fails to provide the safe, healthy environment mandated by local planning standards.

3. Our rear garden directly adjoins 16 Elm Road. The intensification of the property, the proposed roof space conversion and front/rear changes, will lead to direct overlooking of our private outdoor space and violates local planning guidelines regarding the protection of daylight and visual outlook for immediate neighbours.

4. The plans fail to demonstrate a realistic area for the commercial-scale waste bins required for a large HMO. Placing multiple large refuse bins directly adjacent to our shared boundary wall creates an unacceptable risk of foul odours and vermin infestation further compromising our health and living standards.

5. Elm Road is a narrow, heavily congested residential street under severe parking pressure. The application provides zero off-street parking for a high number of independent adult tenants. The inevitable overspill of multiple vehicles will exacerbate existing local congestion, compromise pedestrian safety, and obstruct vital access routes for emergency vehicles.

6. Further to above points we note with grave concern that Sussex Police have felt compelled to issue a formal consultation response recommending stringent security measures and a comprehensive fire risk assessment. The fact that law enforcement has identified security flaws in the design proves that this proposal poses an unacceptable risk to the safety of both the future potential occupants and us.

7. The BN11 area is already saturated with high-density, transient accommodation and allowing another huge, structurally extended HMO at 16 Elm Road will result in imbalance and over-proliferation of said properties.

Thank you for taking our objections in to consideration and please keep us informed of the progress of this application, including any committee meeting dates.

Yours faithfully,

Jamie Walker and Katya Nikitina

