

Dear Sir/Madam,

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

Comments were submitted at 20/05/2026 8:14 AM from Mr Bruce Barraclough.

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 Bruce Barraclough
Email:	
Address:	17 Elm Road Worthing West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Overdevelopment - Privacy Light and Noise

Comments:

My objections are based on the following planning concerns:

The application site is situated within a designated conservation area, and the proposed development would fail to preserve or enhance the character and appearance of this sensitive location. In particular, the proposed roof lights and alterations to the roof space would appear visually intrusive and out of keeping with the established architectural character of neighbouring properties. The cumulative effect of the extensions and alterations would erode the historic and residential character that the conservation area designation seeks to protect.

Furthermore, under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council has a statutory duty to pay special attention to preserving or enhancing the character and appearance of conservation areas. In my opinion, this proposal does not satisfy that requirement.

I am also concerned that the proposal would intensify an already excessive concentration of HMOs within the locality. The surrounding area has experienced a steady increase in HMO accommodation, resulting in a noticeable loss of traditional family housing and an imbalance in the local housing mix. This conflicts with the objectives of both local planning policy and the National Planning Policy Framework, which emphasise the importance of maintaining balanced and

sustainable communities and avoiding over concentrations of a particular housing type.

The proposal would also have a harmful impact on residential amenity. A large HMO is likely to result in significantly increased levels of noise, general disturbance, late-night activity, and frequent comings and goings compared with a single-family dwelling. Given the scale of occupation proposed, neighbouring residents would inevitably experience a reduction in their quiet enjoyment of their homes.

Additional concerns relate to increased pressure on parking and local highways. The intensified use of the property is likely to generate additional vehicle ownership, visitor parking, deliveries, and servicing activity in an area where parking availability is already limited. This would place further strain on local infrastructure and may give rise to highway safety concerns.

The application also fails to adequately address refuse and recycling arrangements associated with a large HMO. The volume of waste generated is likely to increase substantially, with the potential for overflowing bins, odours, visual clutter, and associated impacts on neighbouring amenity and the street scene.

There are also concerns regarding community safety and anti-social behaviour associated with the continued intensification of high-density occupation within the area. The cumulative impact of additional HMOs risks undermining community cohesion and the long-term residential character of the neighbourhood.

In addition, the proposal may result in overlooking and loss of privacy to adjoining occupiers arising from the roof alterations and additional accommodation within the loft space.

Recent planning decisions within Worthing have recognised that excessive HMO concentration and intensified occupation can cause unacceptable harm to residential amenity and the character of established neighbourhoods. This application raises similar concerns and would contribute further to the erosion of a balanced residential community.

For all of the reasons outlined above, I respectfully request that Adur & Worthing Councils refuse planning application AWD/0445/26.
