

planning@adur-worthing.gov.uk
to me

Wed 21 Oct, 13:16 (5 days ago)

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 21/10/2026 1:16 PM from Mr Iain Carruth.

Application Summary

Address:	27 Buckingham Road Shoreham-by-sea West Sussex
Proposal:	Proposed Change of Use from Office (Use Class E (c) to 8no. bedroom house of multiple occupation (Use Class Sui Generis), new windows to the front and rear elevation
Case Officer:	Hannah Barker

Click for further information

Customer Details

Name:	Mr Iain Carruth
Email:	
Address:	25 Buckingham Road Shoreham-by-sea 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: Property: These proposals are out of character for the area and as such may set a precedent for other properties being converted should planning permission be granted. This will lead to further problems that we have listed below. The original Planning Permission was given for a 6 bed family house that would not have created these problems.

Parking: the proposal does not allow for parking for up to 8 cars and visitors cars. There is an existing serious parking issue in this area of Buckingham Road. This causes regular parking on the pavements and double yellow lines which causes significant problems and inconvenience for existing road users. These would be made worse by these proposals. Their contractors are already parking on the pavement blocking it for other road users. How ill tenants get their cars off/on the the parking area, as realistically there is only space for 3 cars. Also, delivery company vans, like Amazon, will be parking on the pavement regularly blocking it and causing significant inconvenience to neighbouring properties and other road users.

Rubbish: where will the bins go. If they are in front of the house this reduces the available parking space even more. Also, there is the potential for rat infestation if the rubbish is not properly managed and put in the bins. Will the number of bins provided be sufficient for 8 people's rubbish and recycling.

Size of Kitchen: the kitchen area for 8 people is in a small converted toilet area and looks extremely small.Where will they be able to store the food and cooking equipment given some of the rooms are only 13.5 square metres.Similarly, where are the facilities for washing and drying clothes and bedding. There are no laundromats in Shoreham that people can use to do their washing and again no obvious place for washing machines in people's rooms or elsewhere in the property.

Noise: potential for noise and nuisance from 8 people's rooms. This would have been much less of an issue with the original plans for a family house.

Noise - Fire Alarm: as this is an HMO and will have to have adequate fire systems in place. How will the agents manage the alarm being triggered out of working hours. The Fire Brigade will not attend and with such small rooms smoking and vaping can trigger fire alarms as smoke detectors can trigger the fire alarm. If people are cooking in their rooms due to the very limited kitchen space this could also trigger the alarm causing significant noise nuisance.

Water/ Sewerage: We live downstream from the property, and the sewers have been blocked in the past needing for it to be cleared by a third party. What assurances that this increased use caused by 8 people's in No.27 won't make this issue worse causing regular blockages. There is no detail on what the owner intends to do to resolve this matter by sufficient upgrading of the sewer.