



planning@adur-worthing.gov.uk

13:25 (2
hours
ago)

to me

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 08/12/2025 1:25 PM from Mr Will Blakeney.

Application Summary

Address:	Car Park Adjacent Sandell House Railway Approach Worthing West Sussex
Proposal:	Erection of a five to seven storey building with 29 self contained residential units (Use Class C3) including undercroft parking and cycle store linked to listed building
Case Officer:	Louise Prew

[Click for further information](#)

Customer Details

Name:	Mr Will Blakeney
Email:	
Address:	Flat 9 Carlyle House Bridge Road Worthing West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Highway Access and Parking- Loss of General Amenity- Other- Overdevelopment- Privacy Light and Noise
Comments:	I live in a ground-floor flat on the south side of Carlyle House, and both my living room and bedroom face directly towards the development site across the railway. I am objecting to this application because it would have a very real and negative impact on my home, the other flats on this side of the building, and the surrounding area.

1. The building would feel extremely close

There are only about 25-30 metres between my flat and the proposed development site.

From my ground-floor windows, I would see the new building rising above the fence separating my flat and the railway, taking up most of the view. This would make my home feel boxed-in, enclosed and overshadowed, especially in a small flat.

2. Upper floors would lose their open view

Flats above me currently look out across the open railway line. If this development goes ahead, that view disappears and is replaced by a tall wall. This would make the whole block feel boxed-in.

3. The new building would look directly into our homes

Every south-facing flat in our building has the same layout as mine, with living rooms and bedrooms facing this site. The upper floors of the proposed building would have clear views into our homes. This is a major loss of privacy affecting a large number of residents.

4. The development creates a "tunnel" effect

There is already a very tall office block on the opposite side of Railway Approach. Putting another tall building directly opposite it creates a "tunnel" or "canyon" effect, with two large walls facing each other. This makes the area feel enclosed and is not suitable next to homes.

5. The height is not appropriate opposite residential flats

Although the other side of the railway includes a large office building, this site sits directly opposite people's living rooms and bedrooms. The height seems designed to match the office block rather than respond to the residential homes facing it.

6. The building fills the whole site (overdevelopment)

The proposed development is built almost boundary-to-boundary. This makes the building feel far too large for the plot, which increases the overbearing feeling.

7. Harm to the Grade II Listed building

The small building beside the site is Grade II listed. The new development is much taller and bulkier and will visually overwhelm the listed building. This harms the character and setting of the listed building, which the council is meant to protect.

8. Parking pressure in a paid-parking zone

This area is both pay-and-display and permit-controlled, and spaces are already limited. The underground parking shown in the plans is allocated for the existing Capella House and Station House offices, meaning there will be no dedicated parking spaces for the 29 new flats. With no on-site parking, future residents would have to rely on nearby permit and paid-parking bays, increasing pressure on spaces that current residents and businesses already depend on.

9. Daylight tests don't measure real living conditions

Even if the daylight report meets guidelines, it doesn't measure how enclosed homes feel, how much privacy is lost, or how dominating a building feels when it

is very close. The real impact on residents would still be extremely negative.

Summary

This development would result in:

Loss of privacy

Overbearing and enclosed living conditions

Loss of open outlook for many flats

Harm to a Grade II listed building

Parking pressure in a paid zone

A canyon/tunnel effect with the office block

Overdevelopment of a tightly constrained plot

A height that is not suitable directly opposite homes

I therefore ask that the application is refused, or that the height and design are significantly reduced to make it more appropriate next to a listed building and directly opposite existing flats.

Thank you for taking the time to read my comments.

Kind regards