

From: **jus chas**
Date: Mon, 15 Dec 2025 at 21:02
Subject: Objection AWDM/1329/25 and associated works
To: <planning@adur-worthing.gov.uk>

Dear Sirs

Please find my objections in regard to the "Erection of a five to seven story building with 29 self contained residential units (Use Class C3) including undercroft parking and cycle store linked to listed building. Car park adjacent Sandell House Railway Approach Worthing West Sussex"

I live in a first floor flat on the south side of Carlyle House. Both my lounge and bedroom window directly face the proposed development site, south of the railway line. This application will have a very negative and real impact not only on my property but also that of my neighbours in the building as well as of those in the immediate vicinity.

1. The building would feel extremely close There is approximately 25 metres between my flat and the proposed development site. From my first floor flat the new building would take up the remaining view, not already taken by the large office block on the south side of Railway Approach. Given that my flat, and all the others in Carlyle House are not huge, it would reduce my light quite significantly (although not as much as those on the ground floor) resulting in properties feeling "dingy".
2. If this development goes ahead, the view will disappear and be replaced by an overbearing buildings and a loss of natural daylight. I would dispute the "daylight tests" as they are based on models and not reality. (See photo attached of sun behind the existing building which currently impacts us, especially neighbours on the ground floor) If the building was given the go ahead, then we would miss out on direct sunlight for quite a large portion of the morning, resulting in overshadowing of our properties
3. The new building has 46 north facing windows (excluding ground floor) which would overlook 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. This is a major loss of privacy affecting a large number of residents.
4. There is already a very tall office block on the opposite side of Railway Approach. Construction of another two tall buildings, that have no architectural aesthetics makes the area feel overly enclosed and is not suited to the site
5. The height is not appropriate opposite residential flats and houses. 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. The drawing showing the new construction "viewed from Worthing Station" is not a true representation as

to the height or dominance of the proposed development and, at first glance, almost seems to be misleading the true scale of the project.

6. The proposed development is built almost boundary-to-boundary and, in my opinion, constitutes “over development” making the building feel far too large for the plot, which increases the overbearing feeling.

7. Detrimental to the Grade II Listed building. The original Worthing train station building, beside the site is Grade II listed. The new development is much taller, significantly less aesthetic and will overwhelm the listed building. This harms the character and setting of the listed building, which both the Grade II listing and the council are meant to protect.

8. Parking. This area is both pay-and-display and permit-controlled, permit holder spaces are already limited with a waiting list. 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 facilities, residents would have to rely on nearby permit and paid-parking bays, increasing pressure on parking spaces that current residents and businesses already depend on.

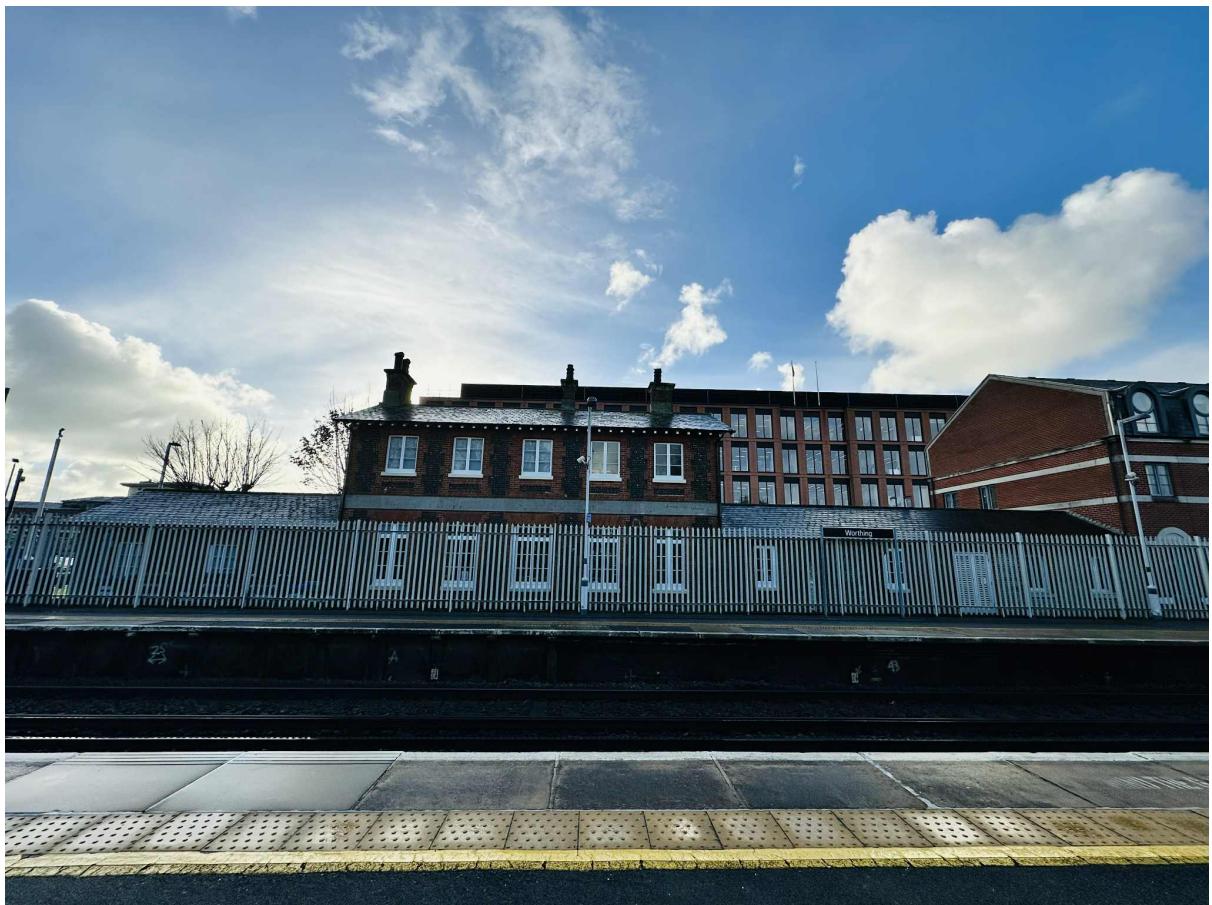
9. The impact on residents, not only of Carlyle House but also residents in Ace House (also listed building), Fordyce Court, Bridge Road and Southcourt Road, who I believe were not notified of this planning application, in terms of loss of light and privacy.

10. The drawing plans submitted, showing the proposed development “viewed from Worthing Station platform” are not viewed from the correct perspective - please see attached photo's actually taken from standing on the northside platform of Worthing station, together with photographs showing the current view from my first floor flat, including the proposed site. Please note that the photo's taken from Worthing train station, were taken at 10.23am, Dec 5th, and clearly shows the sun behind the office block on the Southside of Railway approach

I am objecting to the development based on the reasons given above, which are by no means a comprehensive list or details.

Thank you for taking the time to read my objections and look at the photographs attached

J Seath



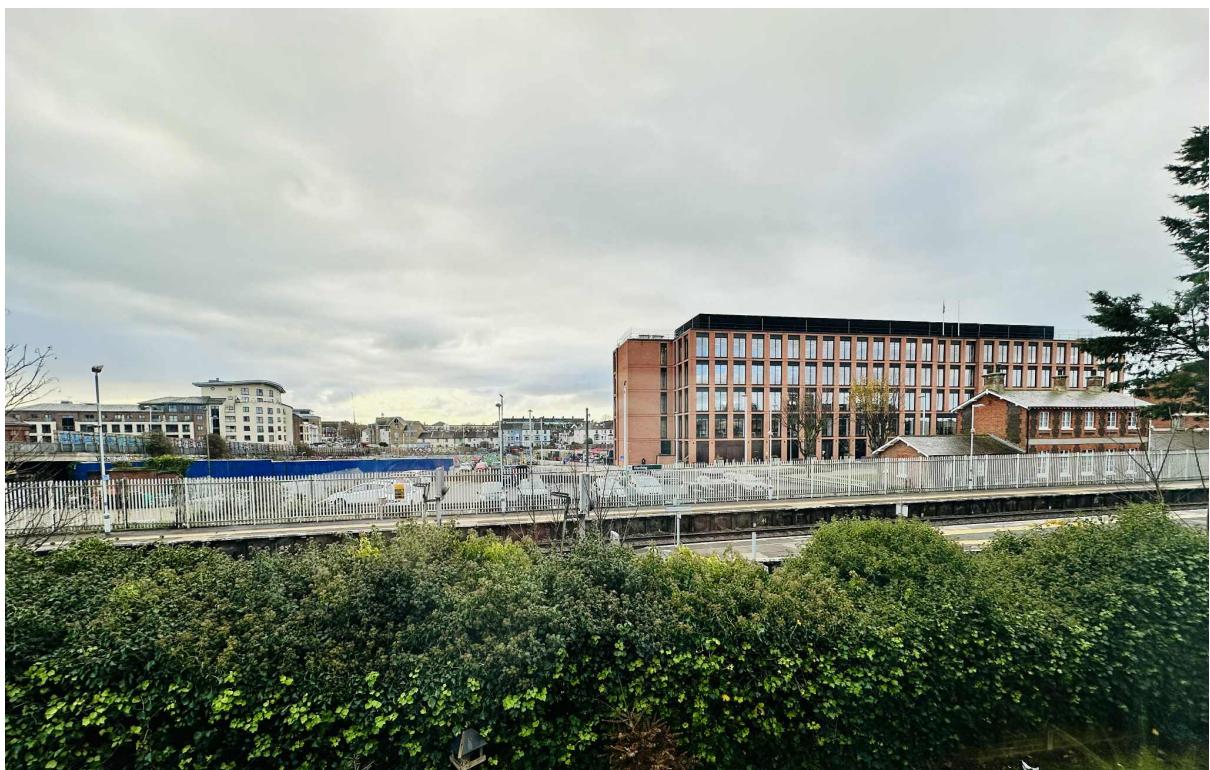
View of old station, office block and Capella House



View from my flat



Position of sun at 10:22am obscured by existing buildings



Proposed site, old station and new office block



Proposed Street Elevation Along Railway Approach



PDF: 01/02
Rev: 001
Page: 001
Architectus
Architectural Design and Technology
Architects, Engineers, Planners, Surveyors, Interior Designers, Project Managers, Project Architects
CAPELLA PARTNERSHIP
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