

To whom it may concern,

I am writing to formally object to planning application **AWDM/0396/26** for the proposed construction of a three-storey building comprising 27 one-bedroom apartments at 10–20 Marine Place, Worthing.

I am the owner and resident of **Flat 6, 7 Bedford Row, Worthing, BN11 3DR**, which is situated only a short distance to the east of the proposed development site. As a neighbouring resident whose property would be directly affected, I have significant concerns regarding the impact this proposal would have on my residential amenity, the surrounding highway network, and the character of the local conservation area.

I respectfully ask that the Council carefully considers whether the proposal complies with the relevant planning policies relating to residential amenity, design quality, highway impacts, and the preservation and enhancement of the conservation area.

My objections are set out below.

1. Loss of Privacy and Residential Amenity

My flat is located on the second floor and is west-facing, with its principal windows, door and balcony directly facing towards the proposed development site. Based on the submitted plans, the distance between my property and the proposed building appears to be less than **15 metres**.

The proposed development would introduce up to 27 residential units overlooking neighbouring homes at a very close distance. This would result in a significant increase in direct overlooking from habitable room windows towards my property, substantially reducing my privacy and my ability to enjoy my home.

The apparent separation distance is considerably less than the distances commonly used within residential design guidance to protect neighbouring privacy. While I appreciate that each application is assessed on its own merits, I believe the proximity of the proposed building would create an unacceptable level of overlooking and would have a harmful impact on the residential amenity of neighbouring properties.

2. Loss of Natural Light

My property relies almost entirely on west-facing windows for natural daylight.

Consequently, the available natural light is already limited.

The proposed three-storey building would be positioned very close to my property and raises serious concerns that it would significantly reduce the amount of daylight reaching my home. This would adversely affect the quality of my living accommodation, making it noticeably darker throughout the day and increasing reliance on artificial lighting.

More importantly, I believe this represents a material loss of residential amenity which should be carefully considered as part of the planning assessment.

3. Traffic, Parking and Highway Safety

Parking within Bedford Row and the surrounding streets is already under considerable pressure. The closure of nearby public car parks has further reduced parking availability, and residents frequently experience difficulty finding parking spaces despite holding resident parking permits.

Although the proposed development consists of one-bedroom apartments, it is reasonable to expect that many future occupants will own vehicles or receive visitors requiring parking. The introduction of 27 additional dwellings has the potential to place further strain on an already overstretched parking system.

In addition, Bedford Row and Marine Place are narrow roads that already accommodate residents, local businesses, delivery vehicles and service traffic. Increased vehicle

movements associated with the proposed development are likely to worsen congestion, increase noise and disturbance, and reduce highway safety for motorists, cyclists and pedestrians.

I therefore ask that careful consideration is given to whether the proposal adequately addresses its impact on local parking demand and highway safety.

4. Impact on the Conservation Area

I am also concerned that the proposed development would fail to preserve or enhance the character and appearance of the surrounding conservation area.

This part of Worthing contains a number of historic and listed buildings that make an important contribution to the town's architectural heritage and local character. While I recognise the need for appropriate development, new buildings should complement and respect the existing built environment.

Given its scale, height and density, I do not believe the proposed building would sit comfortably within the existing streetscape. Furthermore, when considered alongside other recent developments in the immediate vicinity, there is a risk that the cumulative impact of continued large-scale development will erode the distinctive character and historic significance of the conservation area.

I respectfully ask the Council to carefully consider whether the proposal satisfies its statutory duty to preserve or enhance the character and appearance of the conservation area.

Planning Policy Considerations

In determining this application, I respectfully request that the Council gives particular consideration to whether the proposal complies with adopted planning policies relating to:

- The protection of neighbouring residential amenity, including privacy, overlooking and access to natural daylight.
- The quality of design and whether the scale, height and massing of the building are appropriate for its surroundings.
- The impact of the development on existing traffic conditions, parking demand and highway safety.
- The preservation and enhancement of the character and appearance of the conservation area and its historic setting.

In my opinion, the proposal raises significant concerns in each of these areas and does not adequately protect the interests of neighbouring residents or the wider character of the locality.

Conclusion

For the reasons outlined above, I respectfully object to planning application **AWDM/0396/26**.

I believe the proposed development would have an unacceptable adverse impact on neighbouring residential amenity through the loss of privacy and natural daylight, would exacerbate existing traffic and parking pressures, and would fail to preserve the character and appearance of the conservation area.

I therefore respectfully request that Adur & Worthing Councils take these concerns into full consideration when determining this application and refuse planning permission.

Thank you for taking the time to consider my representation.

Yours faithfully,

Christopher Brown

Flat 6, 7 Bedford Row

Worthing

West Sussex

BN11 3DN

