

Dear Sir/Madam,

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

Comments were submitted at 22/01/2026 11:33 AM from Mr Dan Hawes.

Application Summary

Address:	Development Site At 25 To 31 Selden Road Worthing West Sussex
Proposal:	Removal of roof and erection of additional storey to provide two residential units (Use Class C3)
Case Officer:	Louise Prew

[Click for further information](#)

Customer Details

Name:	Mr Dan Hawes
Email:	
Address:	23 Selden 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- Overdevelopment- Privacy Light and Noise
Comments:	Subject: Formal Objection to Planning Application AWDM/0005/26

I am writing as a direct neighbor to strongly object to the proposed upward extension at 25-31 Selden Road. While I acknowledge the need for housing, this specific proposal represents overdevelopment that significantly harms the residential amenity of neighboring properties.

1. Acknowledged Overshadowing and Loss of Light The applicant's Design and Access Statement explicitly admits that "there will be some overshadowing of the properties to the north and south". This increase in height from a flat roof to a pitched roof with gables will significantly reduce the natural light reaching my [habitable rooms/garden], contrary to the Worthing Local Plan policies regarding residential amenity.

2. Overbearing Scale and Impact The proposed addition of a third floor and

multiple gables (front, rear, north, and south) will result in a building of excessive bulk. The addition of gables to the north and south facades-which the applicant notes is an addition compared to other properties on the street-will create a "cramped" and overbearing appearance when viewed from my property.

3. Privacy and Overlooking While the applicant proposes obscured glass for the north and south gables, the height of these new windows creates a significant perception of overlooking into my private spaces. Furthermore, there is no guarantee these windows will remain non-opening, which would lead to a total loss of privacy in my [garden/bedroom].

4. Increased Density and Parking Stress The proposal increases the number of units by 50% (from 4 to 6 apartments). Selden Road already suffers from high parking demand due to its proximity to the hospital. Adding two 2-bedroom, 3-person apartments will inevitably lead to increased competition for on-street parking and higher traffic volume, regardless of the existing garage provision.

Conclusion The developer notes they believe they have "addressed all previous refusal reasons". However, the current proposal still introduces significant "adverse impacts" regarding overshadowing and massing that outweigh the benefit of two additional units. I urge the Planning Committee to refuse this application.
