

Planning Objection

Impact on Residential Amenity

I wish to object to this application on the grounds that it would have an unacceptable impact on the residential amenity of neighbouring properties.

The proposed operating hours are excessive for a site situated within a predominantly residential area. The hours extend well beyond those normally associated with office or community uses and would result in an unacceptable level of activity throughout the day and into the evening.

The proposed use is likely to generate increased noise from amplified music, patrons, vehicle movements and general activity. This would materially diminish the reasonable enjoyment of neighbouring homes and outdoor spaces.

Previous trial events held at the site have already demonstrated the extent of these impacts. During these events, noise levels were excessive throughout the day, preventing residents from comfortably using their gardens or opening windows during periods of warm weather. These events provide a clear indication of the likely impact should the proposed use become permanent.

As an emergency services worker who undertakes shift work, I was particularly affected by the disturbance, with noise significantly disrupting my ability to obtain adequate rest between shifts. While I appreciate that my personal circumstances are not, in themselves, a planning consideration, they demonstrate the wider effect that prolonged noise disturbance can have on residents.

The application does not appear to include sufficient measures to mitigate these impacts or demonstrate how neighbouring residential amenity would be adequately protected.

Noise and Disturbance

The application fails to demonstrate how noise associated with the proposed use will be effectively controlled.

The combination of extended operating hours, increased visitor numbers and outdoor activity would be likely to result in persistent noise and disturbance, particularly during evenings when residents would reasonably expect a quieter environment.

Although Worthing has a range of pubs, bars and entertainment venues, these are generally located in areas where such uses are expected and where appropriate controls have been established to protect nearby residents. There are also two established pubs within the immediate vicinity that operate under conditions appropriate to their setting.

This proposal differs significantly due to its location within a residential environment and the lack of evidence that similar safeguards would be sufficient to prevent unacceptable impacts.

Parking and Highway Impact

The proposal would also result in the loss of an important public parking facility.

Town centre parking provision has reduced in recent years, making the existing car parks increasingly valuable for residents, visitors and local businesses.

Tower Road and Upper High Street are narrow one-way roads with limited on-street parking. Removing one of the existing car parks would place additional pressure on surrounding

streets, increasing competition for parking and potentially resulting in displaced parking within nearby residential roads.

Local businesses regularly direct customers to the existing car parks on Upper High Street, both of which appear to be well used throughout the day. This demonstrates an ongoing demand for parking provision in this location and suggests that the loss of one facility would have a detrimental impact on both businesses and visitors to the town centre.

The application does not appear to provide sufficient evidence that the existing parking demand can be accommodated elsewhere without creating adverse impacts.

Lack of Information Regarding the Applicant

I also have concerns regarding the information provided about the applicant.

The application refers to Upper Central Ltd as a limited company; however, I have been unable to identify a corresponding company registered with Companies House. Whilst I appreciate that the identity of the applicant is not, in itself, a determining planning consideration, the absence of readily verifiable information makes it difficult for residents to understand the organisation responsible for the proposal or review any relevant track record.

Public Consultation

I am also concerned that local consultation has been inadequate.

Several neighbouring residents who are likely to be directly affected by this proposal have advised that they were unaware of the application. Furthermore, no site notice has been displayed in a prominent location on the site boundary or adjacent public highway, limiting public awareness of the proposal.

Given the scale of the proposal and its potential impact on neighbouring residential properties, it is important that local residents are provided with a fair opportunity to consider and comment on the application.

Conclusion

For the reasons set out above, I respectfully request that the Local Planning Authority refuses this application. The proposal would result in unacceptable harm to residential amenity through noise and disturbance, would lead to the loss of valuable town centre parking, and does not provide sufficient evidence that these impacts can be adequately mitigated.

Should the Local Planning Authority be minded to approve the application, I would request that robust planning conditions are imposed, including strict limits on operating hours, controls on amplified music and outdoor events, noise management measures, and appropriate monitoring and enforcement provisions to safeguard the amenity of neighbouring residents.