

Dear Sir/Madam,

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

Comments were submitted at 04/08/2026 11:49 PM from Mr Jamie Walker.

Application Summary

Address: 16 Elm Road Worthing West Sussex BN11 1PG

Proposal: REVISED DESCRIPTION: Change of use from dwellinghouse (Class C3) to large house in multiple occupation (Sui Generis); demolition of side store and construction of single storey side extension; conversion of roofspace including rear rooflights

Case Officer: Rebekah Hincke

[Click for further information](#)

Customer Details

Name: Mr Jamie Walker

Email:

Address: Ground Floor Flat 14 Elm Road Worthing West Sussex

Comments Details

Commenter
Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for
comment: - Highway Access and Parking
- Loss of General Amenity
- Other
- Privacy Light and Noise

Comments: Ref AWDM/0445/26

After reviewing the clevernest property management statement, we still have the

following concerns:

- Waste management - the statement mentions that 'refuse and recycling bins will be stored within the property boundaries' and the proposed ground floor plan drawings show the bin storage located in the back garden which is directly adjacent to our garden wall at 14 Elm Road.

The huge bin storage for both refuse and recycling waste of at least 8 people would be just a few feet away from our recreational area.

Our seating area comprises of built in benches adjacent to the garden wall between ourselves and 16 Elm Road and are impossible to be moved.

The waste of 8 people would produce an awful smell that would affect our daily lives not only in our garden but also inside the property.

There is also a massive concern regarding the noise levels that 8 people taking their refuse and recycling waste (including glass) pretty much in our garden at any time of the day or night.

Every week someone would need to wheel huge bins through the back alleyway (that I'm not even sure is wide enough) and around the side and then front of the building with a very big chance of leaving rubbish around and on the way and causing a lot of noise (as the alleyway stretches at the back of our garden).

A large number of bins and waste will inevitably attract rats and other pests right in our garden which is a massive health and safety risk.

Most of our garden (including the benches that would be next to the bin storage) is elevated so the proposed fence height would not shield us from the view of the bins from our garden and possibly even from just the windows.

We find having a bin storage in the back garden is highly unusual and considering there is a garage adjacent to 16 Elm Road that would work perfectly for this purpose, this proposal is purely for maximising profit and there has been no consideration on how this would adversely impact our daily lives including visually and environmentally.

- Parking issues - the statement assumes that the 8 people living at 16 Elm Road will not have cars however from personal experience living on Elm Road most houses here and on adjacent Warwick Gardens street have cars. It took us six months to receive a parking permit and it is still very difficult to find any space to park especially after 6 pm and on Sundays when parking is free. It is a massive assumption to say that installing a cycle storage would encourage someone to purchase and use a bicycle. In the same way it is possible that 8 individuals would each own a car as opposed to a traditional family household that would own one or two cars.

- Noise levels concerns - we are not convinced that the proposed noise reducing

measurements of a just over 5 cm thick insulation is sufficient. The plans show two en-suits on our side of the wall (including the bedroom) that would produce a lot of noise from flushing the toilets, running water and extraction fans in addition to already existing bathrooms, which would add a lot of pressure to the old and noisy plumbing system.

Our bedroom window is right next to where the kitchen door is located at 16 Elm Road so with eight individuals having separate schedules going in and out this would create a lot of noise and mean a loss to our right to a peaceful amenity.

The proposal shows the need for lengthy and extremely noisy building works which would impact not only our day to day life causing stress and anxiety but also our work life as we mostly work from home during the day. This also applies to our concerns regarding previously mentioned plans to start a family.

I cannot see where I can add any photographs on the portal but I would be happy to share some relevant photos so that the planning committee can see for reference how close the bin storage would be to our garden and windows and proximity of the kitchen door at 16 Elm Road to our bedroom window.

Kind Regards,
Jamie Walker & Katya Nikitina
14 Elm Road (Ground Floor Flat)
