

wd: Ref AWD/0445/26

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From: **Kat Nikitina**

Date: Wed, 20 May 2026 at 16:30

Subject: Ref AWD/0445/26

To: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>

FAO Rebekah Hincke

Dear Rebekah,

Hope you are well.

I submitted my objection regarding the 16 Elm Road, reference number AWD/0445/26 on the portal however I cannot see my comment in the 'view associated documents' bit so I just wanted to forward you a copy of what I've submitted (below) as conscious the deadline is today.

Best wishes,
Katya Nikitina (14 Elm Road)

Ref AWD/0445/26

Dear Sir/Madam,

I am the immediate next-door neighbour at 14 Elm Road (ground floor flat) and I am writing to officially object the application AWD/0445/26 for 16 Elm Road.

I am extremely concerned regarding the levels of noise that this proposal will, if approved, result in. The floor plans indicate a layout of 8 bedrooms. Given the potential for dual occupancy, the property could realistically accommodate up to 16 residents. This represents an unprecedented, high-density over-occupancy.

The proposed communal area is extremely small so I assume the residents would congregate in the kitchen which is located extremely close to our main and second bedroom windows. The door that leads into the small garden is also on the same side. The continuous foot traffic and frequent late-night external movement directly adjacent to our primary sleeping quarters will cause a catastrophic level of noise transmission. This directly breaches the safeguarding parameters regarding the protection of established neighbour amenities.

As mentioned, the garden at 16 Elm Road is very small and the partition wall is physically low so this creates an immediate, highly intrusive level of overlooking. This layout will completely strip our private outdoor amenity space of its privacy, resulting in a dominant and overbearing relationship between the properties.

The garden will inevitably serve as the primary smoking area. Due to the proximity of the low boundary wall, tobacco smoke and/or vape fumes will continuously migrate directly into our private garden and open windows. This air pollution creates an environment that is entirely hostile, fundamentally undermining our health and well-being and our immediate plans to safely start a family.

The proposed floor plans also show two en suites which would be directly adjacent to the brick party wall that we share with 16 Elm Road. Both bedrooms and en suites will be on the other side of our bedroom and living room walls. The continuous, 24-hour noise from flushing toilets, water rushing through pipes, and vibrating extraction fans will transmit directly through the brickwork into our habitable rooms, causing a catastrophic loss of residential amenity and severely exacerbating my struggles with diagnosed anxiety. The structural noise and constant foot traffic passing through the wall will turn our home into a high-stress, hostile environment, destroying our quiet enjoyment.

In general, the addition of multiple new en-suites and water connections into a localized Victorian sewer network will overload the drainage infrastructure. This poses a severe risk of backflow, pipe failure, and drainage blockages that will directly impact our adjoined system at 14 Elm Road.

It looks like the proposed roof conversion has no windows apart from the rooflights and the ceilings in parts are only 1.25 meters high. I would like to note that under Adur & Worthing Councils' HMO Compliance Guide, any floor space where the floor-to-ceiling height is less than 1.5 metres cannot be counted towards the legal bedroom area. Creating cramped, sub-standard habitable rooms breaches the policy of the Worthing Local Plan and makes this proposal a high fire and health and safety risk.

I would like to add that the proposed allocation of bin storage area at the rear of the garden at 16 Elm Road presents severe environmental, operational, and health concerns. A high-occupancy development accommodating up to 16 residents will generate a commercial-scale volume of domestic waste. Because of the proximity to the 16 Elm Road garden and the boundary partition wall being physically low, our adjacent private garden and inside of the home will be directly exposed to foul odours. This also creates an unacceptable risk of vermin infestation and is a health hazard.

The submitted layout plans also completely fail to demonstrate the practical logistics of waste management. The applicant has not illustrated a viable, unobstructed transit route to safely transport multiple heavy, commercial-sized wheelie bins from the rear garden to the front of the building on collection days. The number of bins on the pavement each week will be a huge obstruction for pedestrians but especially those with mobility issues that require wheelchairs and/or mobility scooters as well as buggies.

I cannot stress enough how concerned we are about these proposed plans and what it would do to our lives and wellbeing, and we respectfully urge you to please consider all of the above and all other reasons and objections and refuse this planning application.

Yours faithfully,
Jekaterina (Katya) Nikitina