Dear Sir/Madam,

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

Comments were submitted at 06/09/2025 1:22 PM from Mr Jeremy Maker.

Application Summary

Address:	7 Farncombe Road Worthing West Sussex BN11 2BE
Proposal:	Change of use from residential garage to a commercial catering kitchen (Use Class Egiii) with ventilation system inlcuding roof cowl, new doors and other fenestration alterations
Case Officer:	Rebekah Hincke

Click for further information

Customer Details

Name:	Mr Jeremy Maker
Email:	
Address:	Flat 2 24 Madeira Avenue Worthing West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity - Other - Privacy Light and Noise - Trees and Landscaping
Comments:	My wife and I own 24B Madeira Avenue. Our back garden backs directly onto 7 Farncombe Road. I would like to express strong objection to the proposals in this planning application (Planning Ref: AWDM / 0972 / 25 - 'change from residential garage to a commercial catering kitchen (Use Egiii) with ventilation system including roof cowl, new doors (elsewhere mentioned as sliding barn style doors to the side) and other fenestration alterations'). Like other neighbouring properties, ours enjoys all the benefits of being located in an attractive, quiet, residential Conservation Area (Both Farncombe Road and Madeira Avenue being in Conservation Areas). The proposal for a commercial catering enterprise runs contrary to the quiet residential nature of the area. I feel, at minimum, converting a garage to

commercial usage of this type constitutes 'Loss of Residential Amenity'. Usage, increase in noise, disturbance, a ventilation cowl and associated odours from commercial cooking would spoil quality of life, enjoyment and the existing peaceful attractiveness of the area which our property currently enjoys. The new proposal for 'sliding barn-style doors' and 'other fenestration', plus ventilation cowl, gives us cause for concern on the grounds of both noise and odours, given that sliding barn doors and windows are openable! Commercial kitchens are renownedly noisy and emit cooking odours. The garage if only single-skinned, is more cause for concern noisewise. Given that the applicant is also named as 'agent' to a Gloucester-based company which designs commercial kitchens, we are further concerned about proposed usage and potential future evolution of plans. Does the word 'other', relating to fenestration, suggest the sliding barn style doors will be glazed as in a showroom?

We are also concerned by several of the applicant's answers to questions on the Planning Department Application Form. These are as follows:

- Trees and Hedges - ticked 'No'. Our back garden boundary, which abuts that of 7 Farncombe Road, was previously well screened from that property by long-standing fencing and mature hedging/shrubbery (belonging to 7 Farncombe Rd). It afforded excellent privacy to both properties. All this, including the high hedges, has recently been taken down/removed by the new owner. This has, undoubtedly, detrimentally changed 'part of the local landscape character' and has substantially and negatively impacted the privacy that our property previously enjoyed. Given that the removal of both fencing and hedges was done without the courtesy of warning or discussion, we have little confidence in the new owner's respect for the notion of neighbourliness or, more importantly, conservation.

- Hours of Opening - ticked 'No'.
- Industrial or Commercial Processes and Machinery - ticked 'Yes'.

We would suggest that 'hours of opening' are very relevant to this proposal, given that the applicant describes the change of use of the garage as being to 'commercial'. We feel this question needs to be specifically addressed, especially as the applicant herself has, in her answer to the Industrial or Commercial Processes and Machinery question ticked 'Yes'. Industrial/commercial catering type noise, disturbance and related odours all run counter to the established peaceful ambience of the area and would certainly negatively affect the quiet enjoyment of our property.

To conclude, we object strongly to the proposals for change of usage garage at 7 Farncombe Road and hope that all our points with add weight to others' objections.