

3 Brunswick Cottages  
Western Row  
Worthing  
BN11 3LZ

27<sup>th</sup> August 2025

Gary Peck  
Head of Planning and Development  
Adur and Worthing Development Management Section  
Place Directorate Chapel Road  
Worthing Town Hall  
Chapel Road  
Worthing  
West Sussex  
BN11 1HA

Dear Sir

**RE: PLANNING APPLICATION AWDM/0954/25  
CHANGE OF USE FROM GUEST HOUSE TO HMO  
Marine View 111 Marine Parade Worthing West Sussex**

Although I understand and strongly support the need for more affordable housing and in principle support HMOs I object to this development of this property.

I suggest that the previous planning application to convert this property into 4 flats would be a more appropriate course of action. It would result in the high-quality housing suitable to the area.

**OVERPROVISION OF HMOs**

This area especially in Rowlands Road and Queens has experienced too many disturbances and too much insecurity especially for the elderly long term tenants resident in Western Row and Brunswick Cottages.

The current proposal would create a situation where there were HMOs at each end of Western Row. I suggest this is over provision.

The nearest HMO has resulted in unacceptable noise and litter, a violent brawl leading to hospitalization and a police dispersal order following almost daily police visits I believe that this proposal will only worsen that situation and increase fear and anxiety for the large elderly residents.

The previous owners of Marine View who managed the property extremely well kept up an excellent standard of behaviour from all their guests. Can it be guaranteed this would continue under the new owners and management/ Our experience of other HMOs gives us no confidence that this will be the case.

## DISRUPTING COMMUNITY COHESION

This area is a small local community including a high proportion of elderly residents and who have been here long term and who form a cohesive network. The proposed change in the form of introducing 14 individuals will inevitably disrupt this precious sense of community. Assuming it is 14 because 14 rooms does not necessarily restrict it to 14 residents and will in fact be 24. In my personal experience it could be more. How will this be monitored and controlled.

The large increase in the number of residents will inevitably increase comings and goings at extended hours creating more disturbance and noise.

## PARKING

The area has very high demand for parking and this proposal includes no plans for dealing with any increases resulting for the additional numbers of residents.

In fact, the West Sussex CC consultation states:” the LPA may wish to consider the potential impact on on-street parking from an amenity point of view”

Has this been done?

## HOUSEHOLD WASTE

The extra number of residents will produce significantly more waste than the short-term residents of the Guest House. Have the necessary

arrangements been made on the plan for provision of bin storage. (as was done on the plans previously submitted for 4 flats.)

## BICYCLE STORAGE

The West Sussex County Council Planning Services request that cycle parking be provided and suggest that the garage at the rear of the site be utilised for this purpose, but this is not clear from the plan that this is included.

## SUMMARY

The elegant terrace of which 111 Marine View is a part helps create a positive atmosphere in Worthing and contributes to the tourist trade. Past experiences convince me that converting it into HMO will lead to the problems associated with other HMOs will spread to the seafront to the detriment of tourism. My fear is that the steps in front of the property will become a gathering place for smoking drinking, doing drugs and playing loud music at all hours. The sort of experience I moved from London to escape.

Geoffrey Poole