[redacted]

30th October 2025

[redacted]
Planning Officer
Development Management
Adur and Worthing Councils
Town Hall
Chapel Road
Worthing
BN11 1HA

Email: [redacted]

Dear [redacted]

PLANNING APPLICATION AWDM/1250/25 – 34 LYNDHURST ROAD, WORTHING BN11 2DF

Change of use of part ground floor and first floor from retail (Use Class E) to house in multiple occupation (Sui Generis); roof extensions including rear dormer and front roof lights|

SUBJECT: OBJECTION to HMO (house of multiple-occupation).

I am, as a resident of Selden Ward, writing to advise you of my objection to the above application for a change of use into a house of multiple occupation. This mid-Victorian terraced property is of modest proportions.

The reasons for my objection are as follows:

a. This mid-Victorian terraced property is of modest proportions yet the proposal is to accommodate 6/7 people. Even with the proposed rear roof extension the available space is indicated as only 84.1 sq. metres.

b. Bedroom no.5 is very small with a sloping ceiling restricting usage for the occupier.

c. Very limited communal space and small bedrooms. I would query whether these meet the current Council guidance on 'space standards' and would provide an acceptable, healthy environment.

d. There are already several HMO's within Selden Ward which is close to 'saturation level' with this type of accommodation within an established residential area.

e. The nature of these properties, often with a transient occupancy, has encouraged anti-social behaviour at the local Post Office, the Alexandra Public House and grocers as well as street begging. In addition the area already absorbs a rehabilitation hostel and 'halfway house'.

f. <u>The Local Plan</u>: There is likely to be a further negative impact on the area. I consider this application is not consistent with Policies DM 5 and DM 25. It is essential that the amenities of existing residents are protected when considering new development proposals.

g. In heritage terms, these buildings were formerly known as Alexandra Terrace and contribute positively to the development of East Worthing. It is near to the Farncombe Road Conservation Area. The street elevation shows a line of uniform, original slate roofs. The introduction of the proposed dormers would detract from the character of the terrace which I will submit an application for inclusion on the Council's Local Interest List.

Continued……

In summary, I consider the proposed number of bedrooms in this modest Victorian building indicates over-development of the available space. A more suitable way forward would be a possible conversion to one or two self-contained flats for a settled tenancy which would be more in keeping with the character of the area. For the reasons stated above, I strongly object to this application.

Yours sincerely,

[redacted]

Selden Ward Resident

Cc: Redacted to Planning