

Date: Wed, 27 Aug 2025 at 11:07
Subject: Comments for Planning Application AWD/0954/25
To: <planning@adur-worthing.gov.uk>

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 27/08/2025 11:07 AM from Mr Matt Bartlett.

Application Summary

Address:	Marine View 111 Marine Parade Worthing West Sussex BN11 3QG
Proposal:	CHANGE OF USE FROM GUEST HOUSE (CLASS C1) TO LARGE HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS)
Case Officer:	Jo Morin

[Click for further information](#)

Customer Details

Name:	Mr Matt Bartlett
Email:	
Address:	6 Western Row Worthing West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Highway Access and Parking- Loss of General Amenity- Other- Overdevelopment- Privacy Light and Noise
Comments:	I am writing to formally object to the proposed change of use of the property at 111 Marine Parade into a 14-dwelling House in Multiple Occupation (HMO) to house up to 24 individuals. I have been a resident of Marine Parade for the past eight years and already have had numerous issues with the HMO based on the corner of Western Row including having to call the police out numerous times, Having to chase

people out of the houses back garden when they are trying to evade the police, I also fear that if this was turned into an HMO it will be rented directly to Serco and you will house men who have illegally entered Great Britain and who are unvetted and will become a pain.

I also have the following concerns

1. Parking and Highways Impact

There is already a severe lack of available parking in this area. Adding possibly another 24 cars to the area is shortsighted and will cause more issues and traffic to the area.

2. Waste Management and Environmental Health

The site is not suitable for the amount of refuse that would be generated 24 people even with the proposed bin storage it is too much.

3. Unsuitable Infrastructure

The property is part of an old Victorian block, never designed to sustain such high residential density. The building's age and infrastructure make it unsuitable such uses as the one proposed and is much better suited to its current use.

4. Negative Impact on Community Cohesion and Safety

Our street has a strong sense of community, built up over many years, with neighbours looking out for each other. Many residents are elderly or vulnerable, including women living alone, who would feel unsafe and unsettled by the transient nature of such a large HMO. The scale of the proposed development would fundamentally alter the established character and social fabric of the area.

5. Effect on Local Economy and Tourism

The property is located directly on Worthing seafront, a key tourist area. Worthing's hotels, cafes, pubs, and restaurants rely heavily on tourism. The presence of a large HMO on the seafront will detract from the area's appeal to visitors and risk undermining local businesses that depend on tourism.

6. Impact on Property Values

The introduction of such a large-scale HMO would have a detrimental effect on neighbouring property values, damaging the long-term investments of residents who have contributed to the area for many years.

For the reasons outlined above, I strongly object to the proposed change of use.

The development is entirely unsuited to the property and location, and it would cause considerable harm to the community, local infrastructure,

and the seafront
economy.

I urge the Council to refuse this application in orde
