

Date: Wed, 27 Aug 2025 at 16:33

Subject: Comments for Planning Application AWDM/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 4:33 PM from Miss Melissa Kirk.

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:	Miss Melissa Kirk
Email:	
Address:	3 Edinburgh Cottages 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:	Turning an already charming, well established and adapted Guest House into a HMO is wholly irresponsible. You'll be removing a quaint and traditional part of our seaside / coastal town makeup, removing the appeal for out of area visitors to come and stay. Marine View, as it stands, and how it's been managed for many years, provides prime location sea-view accommodation renowned with old coastal towns.

Removing another of these beautiful buildings from this purpose is greed driven and has zero consideration for residents and businesses, both independent and our larger chain stores.

We should be encouraging out of area people to visit our town, stay and experience the traditional sea front B&B's. This footfall is greatly needed in our town to help sustain our high street. Cramming in as many tenants as possible into a HMO, in such a prime, and already, busy, location will cause issues. The accommodation does not offer parking, adding the potential of 12-24 more cars on the sea front and into parking zone B is thoughtless as residents already struggle to find suitable parking. There are plenty of empty flats available in and around West Worthing, with other new developments going up in West & East Worthing.

This area of West Worthing is already weighted down with a vast numbers of bedsits that accommodate the most anti-social, grossly behaved individuals being housed in beautiful, protected buildings in excellent locations, moments from the sea front and high street; I witness daily, theft, violence, excessive drinking, substance abuse and abuse of business owners and workers; properties are unkempt and their residents cause issues for their neighbours. We are already positioned between a problematic HMO on the corner of Western Place / Western Row, which has seen a never ending rotation of problematic habitants that call for police to attend regularly, the building formerly known as Polands on Rowlands Road, which now operates as a halfway house will soon also be a hub for the homeless and drug-addicted. The old Bingo Hall is being flattened and turned into residential homes, alongside all the problematic bedsits along Rowlands Road, which again the police frequent often. Housing many of these individuals so close to retail outlets and on the sea front runs such a high risk of temptation and ease for theft, it detracts people from visiting the area.

Marine View is a great, established guest house with a fantastic bar set up on its lower level, offering an extra revenue stream for an owner. It's sat within an area of protected buildings and houses and, therefore, should also be treated as such.

The alleyway running the length of the building serves as access for neighbours; this is prime for anti-social behaviour and illegal activities that we already see way too much of. This will make it more unsafe with increased residents, some of which in a HMO will likely be problematic

Kind regards