From: <planning@adur-worthing.gov.uk>
Date: Sat, 1 Nov 2025 at 19:29
Subject: Comments for Planning Application AWDM/1250/25
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 01/11/2025 7:29 PM from Mrs leonia oconnell.

Application Summary

Address:	34 Lyndhurst Road Worthing West Sussex BN11 2DF
Proposal:	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
Case Officer:	Louise Prew

Click for further information

Customer Details

Name:	Mrs leonia oconnell
Email:	
Address:	

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	Date: 1 November 2025 Objection to Planning Application AWDM/1250/25 - 34 Lyndhurst Road, Worthing BN11 2DF Dear Ms. Prew, I am writing as a resident of Lyndhurst Road to formally object to

Planning Application AWDM/1250/25 for the proposed change of use at 34 Lyndhurst Road, Worthing, from retail (Use Class E) to a House in Multiple Occupation (Sui Generis) with roof alterations.

My objection is made on the following grounds:

1. Overdevelopment and Inadequate Space Standards
The property is a modest mid-Victorian terraced house with an internal floor area of only around 84.1 square meters. The proposal to accommodate up to seven occupants represents clear overdevelopment. Rooms appear small, with limited communal space and restricted ceiling height in some areas. This would fail to provide residents with acceptable internal living conditions as required by modern housing and space standards.

2. Cumulative Impact on the Local Area
Lyndhurst Road and the surrounding Selden Ward already contain several HMOs, hostels, and supported living facilities, including those operated by Turning Tides and other care providers. The concentration of these uses has reached saturation, contributing to a decline in local amenity through noise, disturbances, and an increased feeling of insecurity among residents. There is growing concern that introducing another large HMO will deepen these issues and further destabilise the residential balance of the community.

3. Community Safety and Safeguarding Considerations
There are two schools within walking distance of this proposed development. While it is understood that all residents deserve suitable accommodation, it is essential that new developments are compatible with their surroundings. Given previous incidents of anti-social behaviour in the vicinity, this type of use raises legitimate safeguarding considerations for pupils and families regularly passing through the area. The safety and reassurance of children and young people should form a key part of the planning assessment.

4. Crime Prevention and Management Concerns
Sussex Police have repeatedly advised in recent reports that HMOs can give rise to anti-social behaviour unless subject to strict management controls. They have also highlighted that some tenants in shared accommodation may be vulnerable and may require additional safeguarding measures. Experience locally has shown that issues often occur outside the premises once residents leave, leading to noise and disorder on the street. These patterns already exist around current HMOs in the locality and risk being exacerbated by this proposal.

5. Heritage and Visual Impact
The property forms part of a historic Victorian terrace, formerly known as Alexandra Terrace, close to the Farncombe Road Conservation Area. The proposed dormer additions would disrupt the uniform slate

roofline and appear incongruous within the established architectural rhythm of the street. The building's heritage value and contribution to local character should be preserved, not diminished, through unsympathetic alteration.

6. Conflict with Local Planning Policy
The proposal conflicts with key planning policies, notably DM5 (Quality of the Built Environment) and DM25 (Residential Conversions and Houses in Multiple Occupation) of the Worthing Local Plan. These policies require that new development maintains local character, supports community balance, and safeguards residential amenity. This application does not meet those objectives.

7. Preferred and More Sustainable Use
A more proportionate and sustainable option would be the conversion of the property into one or two self-contained flats suitable for long-term occupation. This would preserve the character of the building, meet local housing demand coherently, and contribute positively to community stability.
In summary, I consider the proposal to be detrimental to local amenity, community safety, and the character of the area. It would place additional pressure on an already sensitive neighbourhood that is home to families and two nearby schools. I therefore urge the Council to refuse this application.

Thank you for taking my comments into consideration.
Yours sincerely
Leonia O'Connell

Please note: I consent to my comments being made publicly available as part of the planning process but ask that my personal contact details (address, phone, and email) are withheld from publication.

Kind regards