

Date: Sun, 17 Aug 2025 at 14:28  
Subject: Comments for Planning Application AWDM/0954/25  
To: <[planning@adur-worthing.gov.uk](mailto: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 17/08/2025 2:28 PM from Mr Matthew Lee.

### 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 Matthew Lee
Email:	
Address:	Flat 2 112 Marine Parade Worthing West Sussex

### Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none"><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Other</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li></ul>
Comments:	I object to the above due to: <ol style="list-style-type: none"><li>1. The numbers of people who will be residing in the HMO. I live in the basement flat of 112 Marine Parade with a baby/young family in a property that I own. I do not want to have to experience high levels of noise coming from the HMO at all times of day &amp; night. Nor do I want people smoking which puts the health of my baby son at risk. I do want to see people hanging around at the front of the property or around the side in the ally.</li></ol>

Worthing already has a few individuals that base themselves on the beach, promenade and the alley next to 111 who regularly engage in anti social behavior. I fear that this will get worse.

2. It appears there will be no way of monitoring comings and goings to the HMO. There will be no way of managing numbers of individuals commensurate with the numbers quoted in the planning application.
3. The planned HMO and the numbers involved may well have a detrimental effect on the attractiveness of Worthing seafront, which, according to Worthing Council in its 2023 Local Plan , "is one of the towns greatest assets and the Council has long recognised its importance to the Borough" ..."offering a high quality of life to residents & local businesses" . I would argue that with the intended numbers these positive characteristics may be at risk. The area around the proposed HMO is also covered by the Councils Seafront Investment Plan which is trying to raise the profile of the area which again is described as one of the towns "greatest assets".
4. Parking within the B permit zone which the property sits in is virtually impossible in and around the sea front. Further permits commensurate to the numbers in the application will make parking even more of a challenge.

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