Dear Sir/Madam,

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

Comments were submitted at 08/11/2025 9:28 PM from Mrs Nicola Williams.

Application Summary

Address:	17 Franklin Road Worthing West Sussex BN13 2PG
Proposal:	Development of a detached bungalow in the rear garden with access drive from Franklin Road
Case Officer:	Jo Morin

Click for further information

Customer Details

Name:	Mrs Nicola Williams
Email:	
Address:	100 Durrington Lane Worthing West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Other - Overdevelopment
Comments:	I am writing to make my objections to the planning application reference AWDM/1322/25 made by Daniel Bashford, of Refurb 100 Ltd, in respect of 17 Franklin Road. Firstly I don't understand, why this property was acquired by Refurb 100 in 2023. Their own website (https://refurb100.com/our-company) proclaims their aim is to "provide family homes in great locations blending classic locations and aged properties with modern upgrades and style nuances. These properties will be a home for the families that will grow up there and carry forward memories in the spaces we create long after we have gone." For £410,000 a family home undergoing significant refurbishment, at significant cost, would not achieve a resale that would cover the costs, considering the average pricing of similar properties in the area. I feel that their failed understanding and knowledge of this area, has created a financial issue for which they are now seeking any opportunity to reposition themselves to make a profit, irrespective of how this may impact other residents in the immediate area. It is important to understand that part of my objection to the new proposal, stems from this disregard and actions/treatment of the existing property. At first, we understood it was to be a family home, as per their 'aim', however they have now actually extended the property to become a 6 bedroom, before then applying for a certificate of lawfulness to turn the property in to a HMO under application AWDM/1594/24, which was approved by Worthing Council on 4th Feb 2025. This permits 6 unrelated individuals to occupy the current property. Presuming all need to be treated fairly and be of legal age to sign a contact of tenancy, the presumption must also follow that some of those occupants will drive and require

parking allocation. However, no representation or consideration was given to this, or to the congested situation the road already faces with parallel parking on both sides, reducing the useable road to single width, with vehicles having to pull into available space when needing to pass other vehicles.
This new application AWDM/0317/23 proposes 2 parking spaces at the front of the property to be allocated to this proposed bungalow, further restricting any parking ability for the HMO tenants, who will inevitably add to the to the already problematic parking situation in the street. Therefore there is significantly inadequate parking provisions being considered for the parcel of land as a whole.
The creation of this insufficient 'parking area' at the front of the premises, appears to have already commenced, with hardcore having been laid, however what has disturbed me is the apparent lack of drainage for rainfall, where the drainpipe on the front of the building does not connect to any apparent soakaway/french drains, but is currently just diverting water onto the hardcore driveway. I have to presume this will not be remedied, as this cannot be a stipulation of the new 'unrelated' application.
However this is an example of the questionable behaviour of the developer in their lack of consideration for the wider issues we face on this 'block' in respect of flooding.
The whole area is at 'high risk' of flood. In 1994 the area was severely flooded, and in our own property land drains and a further soak away added following this to try and prevent re-occurrence.
I understand further significant flooding due to surface water and ground springs occurred again in 2000, up to 1ft in depth, and in recent years we have found our garden to be increasingly boggy due to what we presume is a combination of rising water table, the ground springs that are found in this area and ultimately increased rainfall. We have ourselves taken steps this year to protect our property with the installation of further land drains and increased soak away capacity, adding to that that already existed in our rear garden.
Our rear garden and property is somewhat higher than Durrington Lane itself, and yet we have also seen increased flooding of excessive depths at the front our property in the road itself, due to the heavy rainfall leading to the drains becoming overwhelmed. As a result, wastewater is backing up and being expelled onto the street, causing a significant health and environmental hazard. The drains from Franklin Road, pass under our properties (I note one such sewer pipe is located directly under 17 Franklin Road), towards Pond Lane and the 'balance pond' within the green space, and therefore any water run off from 17 Franklin Road, is no doubt contributing to this overload of the system in Durrington Lane.
To allow this development to proceed, this 'backland' building, would further increase pressure on the current incapable sewer system, which will inevitably cause current homeowners further issues and distress.
I must add, these 'damp' conditions do have some positives. My daughters have been thrilled to have found a whole family of frogs in our garden this year (rather than the usual lone ones we find), as well as regularly finding newts and stag beetles. We especially, more so during summer, really enjoy being circled by pipistrelle bats at twilight, that inhabit the wide diversity of shrubs, trees and habitable space we have for wildlife in this immediate area. We had already noticed some decline in this wildlife following the redevelopment of 80/82 Greenland Road, prior to which the rear garden had been unattended for many years and provided a haven for local wildlife. The rear of 17 Franklin Road, is only approx. 10m from the North East corner of my own garden, and I'm sure must provide some shelter for much of wildlife that we regularly see passing through our garden.
Between my property, and 17 Franklin Road, there is already some 'backland' development (15A/15B/15C Franklin Road) of which we find are very quiet and

peaceful. However to add further to this, would be excessive. And this would appear to be the same view that Worthing Council already hold, considering their declinature of applications:
- AWDW/0137/23 which was made to demolish an existing garage adjacent to 15A/15B/15C, and erect a detached 1 bedroom bungalow.
- AWAP/0047/20 (Appeal) which was made following the declined application to erect 3 bungalows on land at 80 Greenland Road (including 1 bungalow which would be considered 'backland' development).
On this basis alone, I expect that this application for a 2 bedroom bungalow in 'backland' space would also be deemed excessive, and therefore it would seem hypocritical of the council, if application AWDW/0352/24 was to be permitted.