

From: **Seb Stinson** < >

Date: Thu, 23 Apr 2026 at 13:33

Subject: Subject: Objection to Planning Application NOTICE/0007/26 - 30 Lyndhurst Road & 40 Selden Road

To: Planning - <planning@adur-worthing.gov.uk>

Dear Rebekah Hincke,

I am writing to formally object to the application for prior approval regarding the change of use at 30 Lyndhurst Road and 40 Selden Road.

As a local resident, I am deeply concerned about the negative impact this conversion will have on our community. My objections are based on the following material planning considerations:

Loss of Essential Commercial Frontage: This area relies on a healthy mix of commercial and residential units to remain a functional neighborhood. Removing a prominent shop front permanently reduces the commercial heartbeat of the street. Once these spaces are converted to residential, they are rarely, if ever, returned to commercial use, leading to a "dead" street scene.

Impact on Local Vitality and Economic Health: Our local area is already struggling to maintain a diverse range of services. The loss of this Class E space further erodes the local economy and reduces the reasons for residents to walk to and support local businesses, which is contrary to sustainable community planning.

Harm to the Character of the Area: The conversion of a ground-floor commercial unit into a flat often results in an incongruous appearance that is out of character with a mixed-use street. Replacing an active shop window with residential curtains/blinds negatively affects the vibrancy and visual "openness" of the neighborhood.

Highway Safety and Parking: Replacing a commercial unit with a permanent residence increases the 24-hour demand for local parking in an area that is already at capacity, potentially leading to increased congestion and safety issues on the surrounding corners.

I urge the council to consider the long-term damage this "creeping" residential conversion does to the survival of our local business community and to refuse prior approval.

Please acknowledge receipt of this objection and keep me informed of the decision.

Yours sincerely,

Sebastian Stinson

Lyndhurst Road Tattoo

32 Lyndhurst Road