

Date. 23/08/2025

Planning Department
Worthing Borough Council
Town Hall
Chapel Road
Worthing, West Sussex

**Re: Objection to Planning Application AWDM/0954/25 –
Marine View Guest House, 111 Marine Parade, conversion
to HMO**

Dear Sir/Madam,

I am writing to formally object to the proposed change of use of 111 Marine Parade, Worthing into a House of Multiple Occupation (HMO).

My concerns are based on the following planning grounds:

1. Impact on Local Character and Tourism

The property is located on Worthing seafront, a key tourist destination that relies on its reputation as a safe, welcoming, and family-friendly resort. The introduction of a large HMO in this prominent location would be out of keeping with the established character of the seafront, where the surrounding uses are primarily residential, care facilities, and tourism-based accommodation.

2. Cumulative Impact and Over-Concentration

There are already several care homes and facilities for vulnerable people in the immediate vicinity. Adding an HMO for multiple unrelated individuals—potentially with higher support needs—would create an over-concentration of similar uses, contrary to planning policy that seeks to maintain balanced and sustainable communities.

3. Impact on Vulnerable Residents

The nearby care homes house elderly and vulnerable residents. The proposed HMO use could give rise to increased noise, antisocial behaviour, and disturbance, which would directly undermine the health, wellbeing, and safety of these residents.

4. Amenity and Safety Concerns

HMOs can often lead to higher levels of comings and goings, noise, refuse, and parking pressures. These issues are especially concerning in this seafront location where public amenity and visual appearance are critical to both residents and visitors.

5. Contrary to Local Planning Policy

The Worthing Local Plan places emphasis on protecting the seafront's role as a high-quality residential and visitor destination. This application conflicts with those policies by introducing an intensive use that would detract from the area's character and tourism offer.

For the reasons outlined above, I respectfully request that the council refuses this application.

Yours faithfully

Deborah Fleet

Flat 2, 100 Marine Parade, Worthing