

Dear Sir/Madam,

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

Comments were submitted at 26/08/2025 12:17 AM from Mr Stephen Roberts.

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

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Customer Details

Name:	Mr Stephen Roberts
Email:	
Address:	Flat 4 Cavendish House 115 - 116 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">- Design- Highway Access and Parking- Loss of General Amenity- Other- Overdevelopment- Privacy Light and Noise
Comments:	I am adding my objection to the already lengthy list of existing objections on the same grounds and with very much the same depth of feeling, born out of witnessing the decline of this area in recent years.

1. Anti-social behaviour

The local area, including the beach front opposite, is already blighted by significant anti-social behaviour. Street drinking, drug taking, drug dealing, noise (yelling, swearing, music etc.), shop lifting, vandalism, intimidating behaviour, littering, public urination, fighting in the street and regular police call outs to existing HMO's in the area due to issues with tenants.

To fully illustrate the extent of just how dangerous and unpleasant the area has become recently, we had a rampaging drug user who attacked a delivery driver

with a knife in May 2023, assaulted a local resident in a random attack the following month, skipped bail for these and other offences, was finally apprehended in a day long police siege in May 2024, but was subsequently released back into the community and was only evicted from his lodgings nearby in Queens Road after ramming a police car whilst driving unlicensed in March this year (as reported by the Worthing Herald).

I regularly witness all these activities from my property or when out in the local area. So I don't need to use too much imagination to envision the amplification of these problems that are almost certain to occur should the former Marine View Hotel be converted into an HMO housing 24 residents on a temporary basis.

Based on the anti-social behaviour I already witness, I am in full agreement with other objectors that there is an extremely high likelihood that residents will congregate on the steps in front of the property, the promenade/beach opposite and in the alley way adjoining the property to smoke, drink, noisily socialise etc. at all times of the day/night. Such behaviour would seriously negatively impact neighbours, local residents and visitors to the town seeking to enjoy the promenade/beach.

While I'm sure not all residents of the proposed HMO would be problematic, it will only take a minority to cause significant problems. And with the nature of the accommodation being temporary, there will be a constant revolving door of tenants, some of whom will undoubtedly bring issues, based on the experience of living near existing local HMO's of the same type.

2. Overdevelopment

The proposed change of use is not in keeping with the neighbouring properties, which are self-contained apartments or houses, housing families, retirees and young professionals. 111 Marine Parade already has planning permission for two 2-bed and two 3-bed apartments, which would be in perfect keeping with surrounding properties and the building itself. Other than seeking an opportunity to make more profit at the expense of local residents' peace, safety and wellbeing, I can see no reason the developers should seek to convert to an HMO instead.

There is already regular problems with drainage on the block, with a drainage truck being called out to unblock the sewer behind 111-116 Marine Parade several times a year. The addition of 24 residents on the same sewer main is guaranteed to cause further complications with drainage.

Refuse storage and collection is an existing problem for residents on the block, with the current limits placed by the council on bin space often leading to bins that are overflowing by collection day. I am sure additional problems with hygiene and refuse will be caused by the addition of 24 residents to the block.

3. Parking

Another 24 residents brings with it the risk of additional pressures on car parking.

Existing residents already experience significant difficulty in securing a space in the locality, with parking on double yellow lines already a daily occurrence, out of necessity. While many potential residents of the proposed HMO may not be car owners, the above problems with parking exist while the Marine View Hotel is not in use. So even a handful of additional cars will bring further unwelcome parking problems for local residents and visitors to the town/beach.

Thank you for your careful consideration of this application. As you can see, there is considerable opposition based on very valid concerns, due to the problems that are already prevalent in the area that do not need adding to. I trust these concerns will be properly accounted for in deciding the outcome of this planning application.

Yours sincerely,

Mr Stephen Roberts
