

Dear Sir/Madam,

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

Comments were submitted at 16/09/2025 2:09 PM from Ms Eileen Coyle.

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:	Ms Eileen Coyle
Email:	
Address:	2 Brunswick Cottages Western Row Worthing West Sussex

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Other- Overdevelopment
Comments:	Planning Office Worthing Borough Council Portland House 44 Richmond Road Worthing BN11 1HS 15th September 2025

Re: 111 Marine Parade Ref: AWDM/0954/25

I am writing in response to the "Letter from the Applicant responding to neighbours concerns" dated 12/09/25

The statement "that parking will not be a major issue due to the fact that the property had previously been a Guest House" is a valid response.

The statement regarding the lack of available and affordable housing in Worthing is also valid due to the number of people quoted as being on the housing list. However, I am very concerned regarding the potential use the HMO due to the following facts:

The application and the letter referred to above was written by DJM Town Planning Ltd. on behalf of the applicant Leone Properties Ltd.

Leone Properties Ltd. are a registered company operating as a "buying and selling of own real estate" and not for owning and running HMO's as their correspondence and application stated.

Company number 07466466 - - Buying and selling of own real estate

Therefore the following statements made should be clarified and substantiated

prior to any decision by the Worthing Planning Office in the event that there is a 3rd Party involved.

"The Applicant's Experience with HMO's" - Over the last 10 years my client has successfully run three other large HMO's within the Worthing and Adur region"

"Specific Objections" - My client's track record across three HMO's shows no complaints in 10 years".

"This proposal directly responds to the housing need in Worthing. It provides safe and affordable housing for local people, especially single adults in low income and key worker role - "while being responsibly managed by an experienced landlord with a proven track record "

E P Coyle