

Development Management – Delegated Officer Report

Application Number: AWDM/0427/26

Recommendation – APPROVE

Site: 10 Terringes Avenue Worthing West Sussex BN13 1HY

Proposal: Application for Certificate of Lawfulness for Proposed use of dwellinghouse (Class C3) as a house in multiple occupation (Class C4) for up to 6 occupants

Site visit: 08/05/2026

Site and Surroundings

The site is located to the north side of Terringes Avenue within a residential area of Worthing. The property comprises of a two storey, semi-detached house with brick and rough render elevations and tile hung bay and pitched roof. The property is set back from the road behind a paved driveway with parking for several vehicles. There is a garden to the rear.

The property has been extended under permitted development to form a hip to gable roof extension, rear dormer and single storey rear extension, all of which have been completed.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

A Lawful Development Certificate for proposed use is sought for change of use of a 4-bedroom dwellinghouse (Class C3) to a 6 bedroom house in multiple occupation (HMO) (Class C4) for a maximum of 6 people.

Changes are proposed to the internal layout to change the lounge to a bedroom at ground floor and replace the office/study with a bedroom on the first floor to provide a total of 6 single bedrooms. Shared bathrooms are provided on all levels and shared kitchen, dining, living facilities are provided on the ground floor of the property. The property will be occupied as an HMO accommodating a maximum of 6 people.

Relevant Planning History:

AWDM/1024/25 - Application for a Lawful Development Certificate for Proposed rooms in roof consisting of hip to gable side roof extension, rear dormer and front roof light.

STATUS: Application Permitted 26th September 2025.

AWDM/1046/25 - Householder application for permitted development for prior approval for single storey extension to rear of property measuring 3.5m from

rear wall of the original dwelling, maximum height 2.9m and height of eaves of the extension 2.9m.

STATUS: Prior Approval Not Required 16th September 2025.

Planning Assessment

Principle

The proposal will be viewed against the criteria of permitted development, as laid out within The Town and Country Planning (General Permitted Development) (England) Order 2015

Consideration

Schedule 2, Part 3, Changes of use

Class L – small HMOs to dwellinghouses and vice versa

Permitted development

L. Development consisting of a change of use of a building—

- (a) from a use falling within Class C4 (houses in multiple occupation) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouses) of that Schedule;
- (b) from a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, to a use falling within Class C4 (houses in multiple occupation) of that Schedule.

Development not permitted

L.1 Development is not permitted by Class L if it would result in the use—

- (a) as two or more separate dwellinghouses falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order of any building previously used as a single dwellinghouse falling within Class C4 (houses in multiple occupation) of that Schedule; or
- (b) as two or more separate dwellinghouses falling within Class C4 (houses in multiple occupation) of that Schedule of any building previously used as a single dwellinghouse falling within Class C3 (dwellinghouses) of that Schedule.

Analysis: The proposed alteration would not result in a development that would split the unit into two or more dwellinghouses.

Use Class C4 (houses in multiple occupation) relates to small, shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

Analysis: The proposed layout shows six single bedrooms with shared bathrooms/shower rooms on the ground, first and second floor. The ground floor has a shared kitchen, dining room and living room. The proposal complies with the definition of an HMO under Class C4.

Conclusion

The application has been considered under Class L (b) for change of use of a building from a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, to a use falling within Class C4 (houses in multiple occupation) of that Schedule and would not result in the use of the property as L.1 (b) two or more separate dwellinghouses falling within Class C4 (houses in multiple occupation) of that Schedule of any building previously used as a single dwellinghouse falling within Class C3 (dwellinghouses) of that Schedule.

Recommendation

Issue a Certificate of Lawfulness for Proposed Development, the submission of a planning application for the works will not be required.

Reasons for Recommendation

The proposal constitutes 'development' as defined by Section 55 of the Town and Country Planning Act 1990, but is permitted by Class L of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Case Officer: Amanda Haslett

Date: 26/05/26

Authorised by: Jo Morin

Date: 26.06.2026