Development Control – Delegated Officer Report

Application Number: AWDM/1220/23 **Recommendation:** Refuse

Site: 5 Little Gables Littlehampton Road Worthing

Proposal: **Subdivision of existing plot with proposed detached chalet house with 2no. parking spaces on frontage**

Date of site visit: 19.09.23

Neighbours checked: Y

Additional neighbour notifications: 4 Curzon Close, No's 14 & 16 A' Becket Gardens, 23 Stone Close - notified 27.09.23

Site, Surroundings and Proposal

The site relates to the front garden area of a semi-detached dwelling located at the head of a cul-de-sac at Little Gables. The streetscene comprises of other matching two storey buildings with two pairs of semi-detached houses and one detached dwelling appearing as a group arranged with generous setbacks and open garden areas contributing to the character of the street. A bungalow to the south east of the site has infilled close to the entrance of the cul-de-sac and sited closely to the rear of No.136 Littlehampton Road which is a two storey dwelling. Other bungalows can be seen to the north east of the site where the rear of dwellings in Stone Close are visible to the east, positioned beyond a pedestrian walkway which forms the boundary of the site on its east side. To the south the rear boundaries of dwellings fronting Littlehampton Road back on to the Little Gables.

The garden area of No.5 is longer than others in the group, generally tapering to its frontage and divided by the driveway access to No.5. The garden widens at its southern end. Permission is sought to subdivide the front garden area and construct a detached two bedroom chalet bungalow. This is an irregular shaped site with the dwelling proposed to be sited within a roughly triangular shaped portion of land at its south eastern end and with two car parking spaces proposed at the north west edge of the site. The dwelling would have a footprint of approximately 62 square metres, and has been designed as a chalet-style bungalow with a pitched roof and accommodation within the roofspace served by a dormer window and rooflights. The accommodation would comprise of a lounge, kitchen hallway WC and bedroom on the ground floor and a bedroom and bathroom at first floor level.

Relevant Planning History:

WB/0969/83 Erection of one detached house and two pairs of semi-detached houses (1-5 Little Gables) Approved 16.12.1986

WB/0475/90 Construction of a detached bungalow and garage (6 Little Gables) Approved 16.08.1994

WB/0102/97 Conversion of exiting integral garage into a study and utility room and construction of a detached garage (5 Little Gables) Approved 24.03.1997

Consultations:

The **Highway Authority** has commented as follows:

This application seeks the subdivision of existing plot and erection of a detached chalet house with parking. The site is located on Little Gables, a privately maintained road – as such, these comments should be considered as advice only.

The proposed dwelling will be accessed from the privately maintained road. The applicant should contact the proprietor of the privately maintained road to obtain formal approval for the proposed access works.

Access to the maintained highway network is at the existing access point on Littlehampton Road, an A-classified road subject to a speed restriction of 30 mph. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing access point on to Littlehampton Road. In addition, the erection of one additional dwelling is not anticipated to significant intensify the use of this access.

Two car parking spaces are proposed to serve the chalet, in accordance with WSCC Parking Standards for a dwelling of this size and location. The private road can be used for turning and exiting on to Littlehampton Road in a forward gear.

No details of cycle parking have been provided. Cycling is a viable option in the area and the LHA request that secure cycle storage for at least one bicycle be provided in accordance with WSCC Parking Standards.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Southern Water has made the following comments:

The attached plan shows that the proposed development will lie over an existing public water main, which will not be acceptable to Southern Water. The exact position of the public apparatus must be determined on site by the applicant before the layout of the proposed development is finalised.

It might be possible to divert the water main, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions.

- The 4 inch water distribution main requires a clearance of 6 metres on either side of the water main to protect it from construction works and to allow for future maintenance access.
- No excavation, mounding or tree planting should be carried out within 6 metres of the external edge of the public water main without consent from Southern Water.
- The public foul sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future access for maintenance.
- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers, rising mains or water mains.
- All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works.
Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

Alternatively, the applicant may wish to amend the site layout, or combine a diversion with amendment of the site layout.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

In order to protect drainage/water apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to divert the public sewers/water mains, prior to the commencement of the development.

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).
Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk

The Council's **Drainage** Consultant has commented as follows:

Following a review of the submitted information, we would recommend the approval of the application with the following conditions attached:

Condition 1: Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the Non-Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Adur and Worthing Council.

Condition 2: No Phase of the Development shall commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure adequate surface water drainage is provided to serve the development.

The Council's **Environmental Health** Officer has recommended a condition limiting hours of construction and demolition.

The Council's **Private Sector Housing** Team has confirmed no objections.

Representations:

Ten representations have been received from nearby residents in Little Gables, Stone Close, Littlehampton Road, as well as including some former residents of Little Gables, objecting to the proposals on the following grounds as summarised:

- Overdevelopment
- Out of character - scale, design and form not in keeping with surrounding dwellings/streetscene or in keeping with uniformity/materials, or plot sizes
- Other similar development/site has been refused in New Road

- Overbearing impact
- The proposed dwelling would not significantly increase local housing stock or be deemed affordable
- Loss of privacy
- Loss of light/overshadowing due to height and proximity
- Impact on adjacent footpath – open outlook currently helps with safety, concerns over enclosure, light and reducing safety
- Insufficient drainage – adding pressure on system and adding to existing drainage problems and flooding
- Loss of garden space, mature trees and hedgerows, and fragmentation of local wildlife habitats
- Disturbance to wildlife during works
- Parking congestion already exists, would be exacerbated, proposals would add to safety issues
- Narrow road – safety/turning/congestion issues during construction/obstruction to emergency vehicles and residents
- Light pollution from proposed dwelling
- Lack of information on boundaries and hedging
- Privately maintained road – will need permission for proposed access works
- Utilities/meters and drainage located on the site
- Reduction in property value

Seven representations have been received in support of the proposals including from residents in Selden and Goring wards, and in Steyning and Ferring giving the following reasons:

- It would make good use of a wasted space
- The site has no special designation/protection or environmental value
- Would help meet need/demand for smaller dwellings
- Would not impinge on light or outlook to neighbouring properties and would be a reasonable distance from all
- In keeping with character of built up area
- Includes sufficient parking/turning
- Site is sustainable and well connected to local services and public transport
- Other applications have been approved in Mendip Crescent and Ladydell Road

Relevant Planning Policies

Worthing Local Plan 2020-2036 (WBC 2023): Policies:
SP1 (Presumption in Favour of Sustainable Development)
SS1 (Spatial Strategy)
DM1 (Housing Mix)
DM2 (Housing Density)
DM5 (Quality of the Built Environment)
DM15 (Sustainable Transport and Active Travel)
DM16 (Sustainable Design)
DM17 (Energy)
DM18 (Biodiversity)
DM20 (Flood Risk and Sustainable Drainage)

DM22 (Pollution)

National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance
SPD ‘Space Standards’ (WBC 2012)
SDP ‘A Guide to Residential Development’ (WBC 2013)
CIL Charging Schedule (Aug 2021)

Planning Assessment

Principle of Development

Paragraph 11 identifies at the heart of the NPPF a presumption in favour of sustainable development. For decision making this means approving development proposals that accord with an up-to-date development plan without delay or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF taken as a whole.

The Worthing Local Plan was adopted on 28th March 2023. Policy SS1 sets out the Housing supply over the period 2020-2036 and gives a total figure of 3672 (an annual target of 230 dwellings per annum).

Paragraph 74 of the NPPF states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirement. The supply of deliverable sites should include a buffer of 5% to ensure choice and competition in the market for land, or 20% where there has been a significant under delivery over the previous three years.

The Inspectors report at Paragraph 176 states:

“I am satisfied that this is a reasonable assessment of likely deliverable supply. This comfortably exceeds the likely five-year housing land requirement. It is possible that some sites may stall or take longer to start delivering new housing, especially taking into account uncertainties surrounding the outcome of Brexit and COVID-19. However, there is sufficient headroom to be reasonably confident that a five-year supply of deliverable housing land would exist at adoption.”

The Inspector was satisfied that the housing requirement represents a reasonable and realistic assessment of the limited capacity of the Borough.

The most recent housing trajectory and 5 year housing land supply for Worthing can be found in the Annual Monitoring Report. Table 9 indicates the Five Year Supply and includes a 20% buffer, which results in a 6.5 year supply of deliverable sites.

The fourth Housing Delivery Test was published in January 2022, and covers the period from 2018/19 - 2020/21 (therefore prior to adoption of the Local Plan). Worthing Borough Council scored 35%. Therefore the presumption in favour of sustainable

development applies as the delivery of housing was less than 75% of the housing requirement over the previous three years. An Action Plan will be produced to identify new measures or updates to existing measures that will assist in the improvement of housing delivery.

The site is located within a reasonably sustainable location, within walking or cycling distance to local services and amenities, and public transport links including bus services in Littlehampton Road. The proposed development would make a small contribution to meeting housing need in the Borough by providing one additional dwelling. The proposal should principally be assessed in relation to the presumption in favour of sustainable development as set out in paragraph 11 of the NPPF and weighed against the effects of the development proposals on the visual amenities of the site and surrounding area, the effects on living conditions for existing and future occupiers, highways, access and parking considerations, and sustainability, ecology and biodiversity considerations.

Visual Amenity

Chapter 12 of the NPPF sets out the policies to achieve well-designed places. In paragraph 126, it advises that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The NPPF emphasises securing high quality design that (amongst other things): will function well and add to the overall quality of the area for the lifetime of the development, is visually attractive as a result of good architecture, layout and appropriate and effective landscaping; is sympathetic to local character and history; maintains a strong sense of place using the arrangement of streets, building types and materials to create attractive, welcoming and distinctive places to live; and, with a high standard of amenity for existing and future users (paragraph 130), and that permission should be refused for development that is not well designed, especially where it fails to reflect local design policies or government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes (paragraph 134).

The Worthing Local Plan sets out in Policy DM5 requirements that all new development should

i) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area. This will include consideration of proportion, form, design, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping;
ii) enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, tree canopy, impact on street scene and layout of the development;

iii) make a positive contribution to the sense of place, local character and distinctiveness of an area;
iv) respect, preserve and where appropriate enhance, heritage assets and settings;
v) be well built, accessible, fit for purpose, and adaptable to changing lifestyle, demography and climate;
vi) include a layout and design which: take account of potential users of the site; create safe conditions for access, egress and active travel (walking and cycling) between all locations; provide good links to integrated public transport; and have acceptable parking arrangements (in terms of amount and layout);
vii) make a positive contribution to creating a safe and secure environment by integrating measures for security and designing out opportunities for crime;
viii) not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook, an unacceptable increase in noise giving rise in significant adverse impacts, or vehicular movements resulting in severe cumulative impacts on the road network, or loss of important open space of public value (unless it satisfies any of the exceptions set out under Policy DM7 – Open Space, Recreation and Leisure);
ix) respect the existing natural features of the site, including landform, trees and biodiversity and contribute positively to biodiversity net gain. Where appropriate, this will include the protection and integration of existing trees and green infrastructure into new developments;
x) ensure that lighting incorporated into developments provides the minimum for public safety, is energy efficient and avoids light pollution.

The Councils Supplementary Planning Document 'A Guide for Residential Development' provides policy and design guidance for new residential development.

Paragraph 3.3 it states that: *A key element to the achievement of good design is an appreciation of the context in which it is situated. During the design process of any new development consideration will need to be given to its local setting, the surrounding densities, local building heights and other local features.*

It recognises the role garden space has including contribution to local character, green infrastructure biodiversity, flood risk and mitigating the effects of climate change and that such matters will need to be considered in assessing any application that would involve the loss of such space (para 4.27).

It states that infill development requires sensitive design and good landscaping if new buildings are to be fitted successfully into small sites in established residential areas. Insensitive infilling that will negatively impact on areas character or amenity will be resisted (para. 4.33).

Existing plots in Little Gables are formed around the head of the cul-de-sac with relatively generous setbacks and open front garden areas contributing to the sense of space and openness in the streetscene. Neighbouring dwellings in this part of Little Gables are two storey, with the first floor formed partially within the roof space with windows breaking through at eaves level. Whilst there is some variation in plot sizes and orientation due to their positioning around the cul-de-sac head, there is a distinctive sense of place that derives from the scale, form and design of these dwellings and uniformity in the palette of materials. No.5 and No. 1 at each end have more generous front garden areas where they contribute to a more spacious character to this part of the cul-de sac and marks a separation between these more distinctively spacious dwellings and other dwellings to the south and at the entrance to the street that front onto Littlehampton Road. Within the southern section of the street, a single bungalow infills at the rear of No.136a Littlehampton Road, following in its alignment but setback from the street as the road curves westwards to allow a more generous frontage to this dwelling.

Other dwellings in the neighbouring Stone Close to the east that can be seen from Little Gables consist of bungalows in relatively shallow plots. These are set back and with no frontage onto Little Gables and do not represent the prevailing character of the streetscene at the site. A combination of flint walls, fencing and hedges forms the boundary to their rear gardens which abut the pedestrian walkway and side boundary with No.6 to the south and gives a distinct point of separation between these dwellings and those fronting the Little Gables cul-de-sac.

The subdivision of the plot at No.5 would result in an irregular shaped plot which follows the curve of the cul-de-sac entrance and turning head. The overall length of the plot would be approximately 38 metres along its north east boundary where it would be immediately adjacent to the narrow public walkway on this side.

The proposed dwelling would be sited towards the south-eastern end of the plot where at this point the width is approximately 13.6 metres and would be sited closely to its boundaries on each side. It is noted that the public water main issues identified by Southern Water may affect the site layout, although this would be a matter for the developer with the agreement of Southern Water and the application has been considered as submitted. There would be a distance of between 1 metre and 1.8 metres measured from each corner of the dwelling to its nearest boundary, with the proposed dwelling aligning with the pedestrian walkway at its north east side with a distance of approximately 1 metre along most of its length at this side. It is also noted that there is no pavement or verge providing any further sense of a setback from the road frontage with the plot boundary being at the edge of the roadway on its south and west sides.

Evergreen hedging exists to the south and west sides of this part of the site currently which has been allowed to grow relatively high. This would largely dominate the small garden area indicated to the south west of the proposed dwelling if this is to remain as indicated, but in practice it is likely that some of this at least would be removed to allow pedestrian access to the proposed dwelling. The Design and Access Statement indicates that all boundaries will remain as existing with additional hedging onto the

road, but in order to afford some privacy to living spaces and the main amenity area for future occupants there would be a need for some form of screening to the northwest and northeast boundary.

Whilst it is acknowledged that the plot continues to the north west, it is considered that the size of the proposed dwelling and its positioning on this roughly triangular portion of the land would introduce a relatively close-knit built form at this point, appearing cramped. Its orientation would result in the dwelling facing south east and presenting the length of its side boundaries and some rear boundary to the street frontage on the west side. Its cramped form and positioning would not respond to the prevailing plot sizes or character of the streetscene and the proposed development would erode the open and more spacious character of the public realm as exists in this distinctive part of the streetscene where the existing garden area contributes to an openness and attractive entrance to the street, which would be lost.

The irregular and tapering shape and narrow proportions of the site constrains the ability to successfully integrate the proposed dwelling into the surrounding pattern of development. Although the dwelling would be single storey in scale, it would nevertheless appear prominent in its siting. The proportions and resulting steeply sloping gabled form of the proposed bungalow would result in a jarring appearance, out of keeping with neighbouring dwellings, which would not respect or enhance local character.

There are two trees at the northern part of the site, not indicated on the drawings, but these would need to be removed to allow for the parking areas as indicated, further eroding the visual amenities of the site and surrounding area.

The enclosing effect of the development on the public walkway to the east would be detrimental to the safe use of this access by pedestrians. It is acknowledged that boundary walls/fence and hedges exist along much of the walkway length at present, but along the boundary with the site the fencing is relatively low for most of its length allowing natural surveillance along this section currently. The proposed dwelling would be sited approximately 1 metre from the public walkway and would dominate this section of the walkway as it emerges into Little Gables, unacceptably enclosing the walkway and any sense of natural surveillance would be lost at this point. Although the Design and Access Statement indicates that all boundaries would remain as existing here, in practice the future occupiers would require some privacy to their private amenity space and so there would be pressure for screen fencing or similar which would further enclose the public walkway and reduce natural surveillance. Therefore the proposals would not make a positive contribution to providing a safe or secure environment.

Residential Amenity – Neighbours

The NPPF emphasises the importance of creating places that have a high standard of amenity for existing and future users (paragraph 130). The quality of living environment derives not only from the amount of internal space, but also relates to issues of overlooking and privacy, natural daylight and outlook as well as the importance of private amenity space and the quality of the living environment in terms of the effect of noise and disturbance.

The main impact of the development would be to the occupiers of the immediate neighbouring dwellings to the north and west in Little Gables, to the east at No's 25 and 27 Stone Close, and No. 5 Little Gables and to the south in Littlehampton Road.

In Little Gables and Littlehampton Road, those dwellings to the north, west and south would be reasonably separated from the proposed dwelling with distances in excess of 25 metres from the proposed bungalow, and would avoid any significant impact terms of loss of light or outlook. Although there would be windows within the roofspace of the proposed bungalow, including a dormer window to the south west side, given the relationship with neighbouring dwellings there would be no significant loss of privacy. Although the proposed dwelling would be more closely sited to No.6 to the east, the orientation of the bungalow and position of windows would limit its impact on this side.

The proposed dwelling would be relatively closely sited to bungalows in Stone Close to the north and north east, where separation distances would be limited to approximately 10 metres to No.25 and 15 metres to the rear of No.27. However, there are intervening garden buildings and sheds at No.25 that enclose this dwelling and it is noted that the roof orientation of the proposed dwelling would result in a sloping roof on this side angled away from these dwellings and there would be no windows proposed to the north east side other than a rooflight to serve the staircase which could be obscure glazed, and single storey window to the north west side. Having regard to the relationship with dwellings in Stone Lane to the north and north east, it is considered that the proposed development would not cause any significant impact to residential amenity.

In terms of the intensification of use, it is acknowledged that the proposals would intensify activity at the site that could give rise to potential noise and disturbance, particularly from comings and goings from residents and vehicles, and associated fumes. However it is acknowledged that the development would be at the street frontage and in the context of surrounding dwellings it is considered that the new development and driveway would not be so intensely used to give rise to any significant loss of amenity.

Residential Amenity –Future Occupiers

The proposed development has been designed as a 2-bedroom dwelling. The applicant states it would have a floor area of 75.2 square metres measured at a height of 1500mm above finished floor level and on this basis would meet the Governments Nationally Described Space Standards overall for a 2 bedroom 3 person two storey dwelling (70 sqm) and with adequate room sizes, light and ventilation. In built storage has not been incorporated however.

The Council's local standards continue to apply under Policy DM2 of the Worthing Local Plan 2023 for the provision of external space. It is not clear from the proposals what the extent of private outdoor amenity space would be with no boundary treatment marking the enclosure of spaces. An area has been indicated to the south west of the proposed bungalow enclosed by the existing hedging, but the hedging itself and limited size would restrict the use of this area. However the remaining site area, if suitably

enclosed, would appear to allow adequate space to meet the standard for a small semi-detached or detached dwelling (85 sqm).

Access and Highways

The site is considered sustainable, being within walking/cycling distance to local services and amenities, with regular bus services from Littlehampton Road providing connections to the town and wider area. Two parking spaces are proposed to serve the development. The Highway Authority has raised no objection in terms of parking, access or highway safety. If approved cycle parking could be secured by condition.

Sustainable Development

The NPPF requires planning decisions to contribute to and enhance the natural and local environments by minimising impact on and providing net gains for biodiversity. Local Plan policy DM18 requires the protection, conservation and enhancement of biodiversity. No details have been provided by the applicant in this respect. Further, no reference is made of the removal of two trees to give way for parking, although it is noted that the applicant proposes to plant one tree. Nevertheless insufficient information has been provided in this respect and details would need to be agreed by condition if approved.

In terms of sustainable design, no supporting information has been provided to demonstrate how the proposals would mitigate and adapt to climate change and would need to be secured by condition if approved.

In relation to drainage, conditions have been recommended prioritising source control Sustainable Drainage Systems (SuDS) and to demonstrate no increase in flood risk if approved.

CIL

If permitted the application would be subject to a contribution towards the CIL

Conclusion

It is recognised that the proposals would make a small contribution towards the supply of housing in a sustainable location. However this does not outweigh the harmful effects of the proposed development on the character and appearance of the area, local distinctiveness, and the safety and security of the locality.

Recommendation

REFUSE for the reason:-

The proposed development would, by reason of its siting, form, and design, represent a cramped and incongruous overdevelopment of the site, which would relate poorly to the character and layout of neighbouring dwellings, appearing as a visually discordant form of development that would be harmful to the visual amenities of the site and the amenities of the adjacent public walkway and surrounding area. As such the proposed

development would be contrary to policy DM5 of the Worthing Local Plan and the relevant paragraphs of the NPPF.

Informative
The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

Is recommendation contrary to letter(s) of representation? Y

Case Officer: Rebekah Hincke Date: 16.11.2023

Authorised by: Jo Morin Date: 16.11.2023