

# PLANNING STATEMENT

NOVEMBER 2025

62 CLIFTON ROAD  
WORTHING  
BN11 4DP

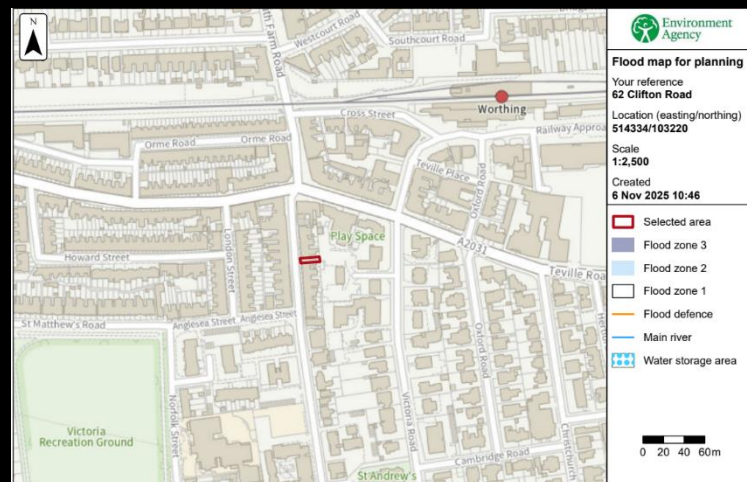
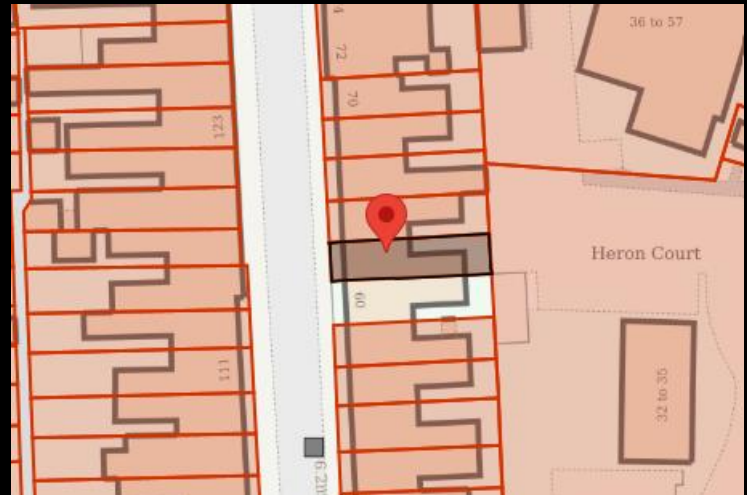
1	Introduction	3
2	Site Description	3
3	Planning History	4
4	Proposed Development	4
5	Conclusion	4

## 1. INTRODUCTION

- 1.1. Well Planned have been instructed to submit an application for planning permission to Worthing Borough council (the LPA) with regard to the conversion of 62 Clifton Road from a Class C4 House in Multiple Occupation (HMO), to a seven bedroom, seven-person, HMO (use class 'Sui Generis').
- 1.2. Well Planned offer a range of planning services and seek to work proactively with clients, architects, and the LPA, to achieve an acceptable level of development.

## 2. SITE DESCRIPTION

- 2.1. The application site is a two storey, terraced dwellinghouse that has been configured to provide habitable accommodation across three levels.
- 2.2. The property sits towards the northern end of Clifton Road, close to its junctions with Tarring Road and Teville Road.
- 2.3. Although Clifton Road is predominatly residential, towards the northern end it becomes a mix of residential and commercial, with the surrounding vicinity forming a local high street shopping centre.
- 2.4. According to the governments flood map for planning, the property falls within Flood Zone 1, a site with a low probability of flooding from rivers or seas. The mapping service also shows no immediate risk from surface water flooding, and the site is not with a critical drainage area.
- 2.5. The property is not a listed building, and is not in a Conservation Area. It is not considered that the proposed use of the land would have a detrimental impact on any nearby heritage assets, the closest of which are detailed in the table below:



TYPE	NAME	LOCATION
CONSERVATION AREA	SHAKESPEARE ROAD	280M WEST
CONSERVATION AREA	RICHMOND ROAD	288M SOUTH-EAST
GRADE II LISTED BUILDING	THE RAILWAY HOTEL	185M NORTH EAST
GRADE II LISTED BUILDING	CHURCH OF ST ANDREW THE APOSTLE	200M SOUTH

- 2.6. The site is considered to be in a very sustainable location, with a **Walk Score of 91**, making it a very walkable location where daily errands do not require use of a car.
- 2.7. The nearby railway stations (Worthing & West Worthing) are part of the main Portsmouth to Brighton line, which runs reasonably regularly. From these stops, Brighton is around 30 minutes away, whilst Portsmouth is less than an hour. Various stops between these terminals can be used to transfer to other countryside locations. There are also a number of bus stops within a few minutes of the property.

2.8. As well as the local transport, the nearby shopping precinct is basically at the end of the road, With a larger commercial area less than 20 minutes south, toward the seafront.

### 3. PLANNING HISTORY

3.1. According to the LPAs online register of planning applications, only the following planning history exists for the site:

- 07/1151/FULL - Proposed conversion of existing dwelling to form 4 no. self-contained units – Approved November 10<sup>th</sup> 2007.

### 4. PROPOSED DEVELOPMENT

- 4.1. The property has been in use as a small HMO under use class C4, which permits occupation of a dwellinghouse for up to 6 unrelated individuals. Following a recent renovation and upgrade, the property can now accommodate the maximum level permitted by use class C4, and the proposal seeks to add another resident to the property.
- 4.2. It is considered that the addition of one additional occupier is no different to occupation by six, and no additional modifications will be required to facilitate the change.
- 4.3. All works completed to date, including the change from C3 to C4, have been carried out under the rules of permitted development.
- 4.4. The property will provide seven good sized room, all with ensuite facilities. To the rear of the ground floor will be a spacious shared kitchen and dining area, with a suitable provision of facilities for the number of occupants.
- 4.5. Attention has been paid to the council's standards for HMOs, and it is always in the applicants' best interests to exceed the standards where possible. With regard to space standards, the room sizes are compared in the table below:

ROOM	REQUIRED	PROVIDED
Bedroom 1	6.51m <sup>2</sup>	9m <sup>2</sup>
Bedroom 2	6.51m <sup>2</sup>	8m <sup>2</sup>
Bedroom 3	6.51m <sup>2</sup>	12m <sup>2</sup>
Bedroom 4	6.51m <sup>2</sup>	9m <sup>2</sup>
Bedroom 5	6.51m <sup>2</sup>	10m <sup>2</sup>
Bedroom 6	6.51m <sup>2</sup>	12m <sup>2</sup>
Bedroom 7	6.51m <sup>2</sup>	11m <sup>2</sup>
Kitchen/Communal	Not specified	17m <sup>2</sup>
Ensuite	Not specified	3-4m <sup>2</sup>

### 5. CONCLUSION

HMOs provide a much needed form of cost-effective accommodation across the country, and the provision of high standard HMOs is welcoming to professionals of all ages, especially when located in a sustainable area. It is considered that the project complies with local and national policy, as well as the relevant housing standards. As an existing C4, the proposal to add one additional occupant to the maximum permitted under this use is not considered to be an over-intensification of the land.

Should the LPA require any clarity or refinement, or wish to engage in discussion to resolve any unforeseen issues, they are invited to contact the agent without delay. Otherwise, it is considered that the scheme is acceptable and planning permission should be granted.