

Planning Services, Adur & Worthing Councils

Portland House,
44 Richmond Road,
Worthing,
West Sussex,
BN11 1HS

Tel : 01903 221065
websites : www.adur.gov.uk or www.worthing.gov.uk
e-mail : planning@adur-worthing.gov.uk



Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	34
Suffix	
Property Name	
Address Line 1	Lyndhurst Road
Address Line 2	Selden
Address Line 3	West Sussex
Town/city	Worthing
Postcode	BN11 2DF

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
515662	103113

Description

Applicant Details

Name/Company

Title

Mr

First name

C

Surname

Haylor

Company Name

Address

Address line 1

34 Lyndhurst Road

Address line 2

Selden

Address line 3

Town/City

Worthing

County

West Sussex

Country

Postcode

BN11 2DF

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

84.71

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Part change of use from whole two storey building as 'Use Class E(a) – Commercial, Business and Service - Display or retail sale of goods, other than hot food', into ground floor front of building as 'Use Class E(a) – Commercial, Business and Service - Display or retail sale of goods or E(c)(iii) Other appropriate services in a commercial, business or service locality' and remainder of existing ground floor, existing first floor and new second floor roof extension to be 'Use Class C4 - House in Multiple Occupation with between three and six residents' (five residents in this application).

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

The existing building is a two storey Car Spare Parts Retailer (called Frenches Autos), covered by 'Commerical/Business Class E(a) Display or retail sale of goods, other than hot food'.

Is the site currently vacant?

- ☐ Yes
- ☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
- ☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
- ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
- ☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Off white render with some poor condition render missing

Proposed materials and finishes:

New and repair off white render to match existing

Type:

Roof

Existing materials and finishes:

Profiled interlocking concrete tiles

Proposed materials and finishes:

New rear dormer to have vertical plain tiles to match colour of existing roof tiles and profiled interlocking concrete tile roof to match existing

Type:

Windows

Existing materials and finishes:

White upvc/aluminium windows

Proposed materials and finishes:

To match existing

Type:

Doors

Existing materials and finishes:

Timber painted doors

Proposed materials and finishes:

Upvc/composite doors

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

2511-011 Site Location and Block Plan (HMO Planning App)

2511-012 Existing Floor Plans (HMO Planning App)

2511-013 Existing Elevations (HMO Planning App)

2511-015 Proposed Floor Plans (HMO Planning App)

2511-016 Proposed Elevations (HMO Planning App)

2511-017 Planning Statement (HMO Planning App)

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

1

Total proposed (including spaces retained):

0

Difference in spaces:

-1

Vehicle Type:

Cycle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

5

Difference in spaces:

5

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☒ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- ☐ Yes
☒ No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in [The Environment Act 2021](#): "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:
Development subject to the de minimis exemption (development below the threshold)

What best describes the size of your site?:
Over 25 square metres

Please justify the reason why biodiversity net gain does not apply:
The total site area is 84.71 sq m. The existing external area is 30.46 sq m, which is currently hard standing for one car and a pedestrian path to an entrance door. The external hardstanding area is to remain and be repurposed as an external patio amenity area and secure cycle store.

Note: Please read the help text for further information why developments may be exempt or not in scope.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☒ Yes
☐ No
☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

2511-012 Existing Floor Plans (HMO Planning App)
2511-015 Proposed Floor Plans (HMO Planning App)

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
☐ No

If Yes, please provide details:

A new area for 6 bins is indicated on the submitted drawing, 2511-015 Proposed Floor Plans (HMO Planning App)

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
☐ No

If Yes, please provide details:

A new area for 3 recycling bins and 3 land fill bins is indicated on the submitted drawing, 2511-015 Proposed Floor Plans (HMO Planning App)

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☒ Yes
☐ No

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	89.78	72.58	106.84	17.060000000000002

Full-time	2
Part-time	0
Total full-time equivalent	2.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

2

Part-time

0

Total full-time equivalent

2.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

☒ Yes☐ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

E(c)(iii) - Other appropriate services in a commercial, business or service locality

Unknown:

Yes

Use Class:

E(a) - Display/Sale of goods other than hot food

Unknown:

Yes

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes☒ No

Is the proposal for a waste management development?

☐ Yes☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

☐ Yes☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
- ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
- ☐ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
- ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

AWDM/1250/25

Date (must be pre-application submission)

22/12/2025

Details of the pre-application advice received

Following the AWDM/1250/25 Refusal Notice being issued on 16th December 2025, Louise Prew explained there were too many significant design revisions needed for a revised design to be prepared and submitted for consideration.

It was also explained that any subsequent application would need to address the following three refusal areas:

1. Owing to its small size, the Local Planning Authority is not satisfied that the proposed commercial unit (Class E) would be commercially viable, therefore potentially resulting in a dead frontage that would detract from the vitality and viability of this small scale local centre and set a harmful precedent to the detriment of the successful functioning of the centre and its ability to meet local needs, contrary to policy DM13 of the Worthing Local Plan and the relevant paragraphs of the NPPF.
2. The proposed rear dormer would, by reason of its scale, form, and detailed design, be detrimental to the visual amenities of the site and would detract from the character and appearance of the area. As such the proposed development would be contrary to policy DM5 of the Worthing Local Plan, and the relevant paragraphs of the National Planning Policy Framework.
3. The proposed HMO by reason of undersized bedrooms, undersized communal facilities, lack of privacy, head height, outdoor amenity space and noise and disturbance would provide substandard accommodation to the detriment of the residential amenity of future occupiers contrary to policies DM2 and DM5 of the Worthing Local Plan (2023) and the NPPF.

This application has been revised to directly address and satisfy the three refusal reasons from application AWDM/1250/25, in the following ways:

1. The attached supporting statement has been produced by a local Worthing commercial estate agent and highlights the current and future demand for a commercial premises of this relatively small size. The statement also comments on the continued future viability of the premises in this specific location.
2. The proposed smaller rear elevation pitch roof dormer has been introduced to remove the previous large flat roof dormer, which was considered out of character for this area. The proposed dormer has similar proportions to those in nearby properties, namely 20/21/39 Selden Road, 50 St. George's Road and 125/169 Lyndhurst Road.
3. The proposed number of bedrooms has been reduced from six to five and the number of residents reduced from seven to five. The bedroom sizes are now larger and meet the 'Technical Housing Standards - Nationally Described Space Standard 27 March 2015'. The kitchen/cooking facilities meet the 'Adur & Worthing Councils Compliance guide for Houses in Multiple Occupation (HMO's) v1.4 2023'. The kitchen/dining room provides dining space for all five residents to dine at the same time. And a new rear private patio area has been introduced to provide an external amenity space.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

34

Suffix:

Address line 1:

Lyndhurst Road

Address Line 2:

Town/City:

Worthing

Postcode:

BN11 2DF

Date notice served (DD/MM/YYYY):

21/05/2026

Person Family Name:

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

Stuart

Surname

Beckett

Declaration Date

22/05/2026

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Stuart Beckett

Date

22/05/2026