

PLANNING STATEMENT

34 LYNDHURST ROAD, WORTHING, BN11 2DF

18th May 2026

Document Ref: 2511-017 Planning Statement (HMO Planning App).pdf
(Full Planning Application)

Planning Statement /Additional Information for:

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).

Introduction

The existing building is a terraced two storey Car Spare Parts shop and store called Frenches Autos. The building has a pitched profiled concrete tiled roof and rendered brick masonry cavity walls. There is a shopfront window and entrance door from the front pavement, and there is a separate ground floor rear access door to the store.

The shop has experienced a slow decline in business for a number of years, common to many similar small independent high street businesses in this country.

The proposal is to convert the building and maintain a small shop at the front on ground floor, with direct access from the high street. The remainder of the ground floor, the existing first floor and a proposed second floor is to be converted into a five bedroom/five occupants House in Multiple Occupation (HMO).

The proposed second floor accommodation is to be provided by a proposed pitched roof rear dormer and roof windows to the front roof slope.

The applicant is mindful of the long history the current business has benefitted at this address and would like to continue this commercial aspect by maintaining a smaller retail shop here (for which there is already an interested business). The rest of the building is proposed to be converted into multiple occupant accommodation which is in demand presently. This conversion will make the building commercially viable, which it currently is not, and will help prevent needing to sell the property with the risk of the building being vacant for an unknown period of time.

Planning History

This application is a revised proposal from the previously refused application AWDM/1250/25, which cited the following:

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Reasons for Refusal

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.

Revised Proposal Justification

This application has been revised to directly address and satisfy the three refusal reasons from application AWD/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.

Conclusion

This application provides a viable small commercial unit and a house of multiple occupancy, both of which have immediate demand and evidence for their continued future viability. The design meets the required local and national space standards, and is appropriate to this site.