

PLANNING STATEMENT

Date: 03/07/2026

Site Address: 4 Warwick Place, Worthing, BN11 3EU

Proposal: External Alterations and Proposed Solar Car Port

1. Introduction

This Planning Statement has been prepared in support of a Full Planning Application for external alterations to 4 Warwick Place, Worthing, BN11 3EU, together with the erection of a detached single-bay solar car port on the associated parking land opposite the dwelling.

The principle of residential use of the building has already been established through Prior Approval granted under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This application therefore relates solely to the proposed external alterations and associated ancillary development.

Although the property is not located within a Conservation Area, it is subject to an Article 4(2) Direction, which removes a number of permitted development rights relating to external alterations. Consequently, planning permission is sought for the complete external scheme to ensure all proposed works are appropriately considered under a single planning application.

The proposal seeks to improve the appearance, functionality and long-term sustainability of the property through a carefully considered programme of external refurbishment and enhancement.

2. Site Description

4 Warwick Place is an existing mid-terrace property situated within an established urban residential area of Worthing.

The surrounding street is characterised by traditional residential properties of varying architectural detailing but generally consistent scale and massing. The application site includes the dwelling together with an associated hardstanding parking area located opposite the property on the western side of Warwick Place.

The parking area is associated with the application site and currently accommodates vehicle parking.

3. Planning History

Prior Approval has been granted by Adur & Worthing Councils under Class MA for:

"Change of use of the ground floor from a former foot clinic (Class E) to residential use to provide additional space for the first and second floor dwelling."

The Local Planning Authority confirmed that the development may proceed under Class MA and therefore accepted the principle of residential occupation of the entire property.

The accompanying decision notice also confirmed that the external alterations shown on the submitted drawings were not assessed as part of the Prior Approval process and would require a separate planning application.

This application has therefore been prepared to address those external works.

4. Proposed Development

The proposal comprises a comprehensive programme of external alterations to the existing dwelling together with the erection of a detached single-bay solar car port.

Front Elevation

The proposed front elevation works include:

- installation of one additional front-facing window;
- removal of the existing tile-hung bay window walls and replacement with rendered finishes;
- replacement of the existing front entrance door;
- removal of the existing porch;
- construction of a replacement porch designed to reflect the architectural character of neighbouring properties;
- repainting and enhancement of the front façade.

These works simplify the existing façade and create a more cohesive appearance that better reflects the character of the surrounding terrace.

Roof Works

The existing pitched roof covering has reached the end of its serviceable life and is proposed to be replaced with natural slates to match the existing appearance. The replacement roof will maintain the existing roof form, pitch and profile while ensuring the long-term maintenance of the building.

Rear Elevation

The proposed rear works include:

- installation of two new arched door openings;
- installation of one rooflight within the existing rear flat roof;
- installation of one additional rooflight within the rear pitched roof slope;
- installation of one additional bathroom window at second-floor level;
- application of a rendered finish across the entire rear elevation to provide a consistent external appearance.

The rear alterations are confined to the private rear elevation where visibility from the public realm is limited.

Solar Car Port

The proposal includes the erection of a detached single-bay aluminium solar car port positioned on the existing hardstanding parking area opposite the dwelling.

The structure incorporates integrated photovoltaic roof panels, providing covered parking for a single vehicle while contributing towards renewable energy generation for the property.

5. Design and Character

The proposal has been carefully developed to respond positively to both the existing building and the wider character of Warwick Place.

The design seeks to simplify the appearance of the dwelling through the use of a restrained palette of materials and a more coherent architectural composition.

At the front elevation, the removal of the existing tile hanging, introduction of rendered finishes and replacement porch create a more balanced façade that better complements neighbouring properties.

The replacement roof maintains the traditional form of the building while renewing the external fabric using natural slates, ensuring that the character of the property is preserved.

To the rear, the proposal adopts a consistent rendered finish across the elevation, creating a unified appearance to this private aspect of the building. The new arched openings and rooflights improve both functionality and natural daylight whilst remaining proportionate to the scale of the existing dwelling.

The proposed solar car port adopts a lightweight contemporary appearance with slim aluminium framing and integrated photovoltaic panels. Its open-sided design minimises visual bulk and allows the structure to sit comfortably within the existing parking area.

Overall, the proposal enhances the appearance of the property whilst respecting the established character of Warwick Place.

6. Residential Amenity

The proposed development has been carefully designed to avoid unacceptable impacts upon neighbouring residential amenity.

The proposed openings and rooflights improve the quality of the internal accommodation through increased natural daylight without resulting in unacceptable overlooking, overshadowing or loss of privacy.

The proposal represents a proportionate enhancement of the existing dwelling and is not considered to give rise to any material adverse impact on neighbouring occupiers.

7. Highways and Parking

The proposal does not result in intensification of use or any material increase in traffic generation. The parking area opposite the dwelling already exists as a hardstanding parking area and currently accommodates vehicle parking.

The proposed solar car port rationalises and improves the existing parking arrangement while maintaining adequate parking provision.

Vehicle access arrangements remain unchanged and no adverse highway safety impacts are anticipated. The proposal does not result in any material increase in traffic generation or intensification of use.

The existing hardstanding parking area opposite the dwelling will continue to provide parking, with the proposed solar car port improving the quality and functionality of the existing arrangement. Vehicle access remains unchanged and no adverse highway safety impacts are anticipated.

8. Sustainability

The proposal represents a sustainable investment in the long-term future of an existing building through refurbishment and enhancement rather than replacement.

The replacement roof will improve the longevity of the building fabric while maintaining its traditional appearance.

The proposed solar car port incorporates photovoltaic panels which contribute towards on-site renewable energy generation and reduce reliance on non-renewable energy sources.

Additional glazing and rooflights improve natural daylight within the dwelling, reducing reliance on artificial lighting and enhancing the quality of the internal accommodation.

Overall, the proposal supports the environmental objectives of sustainable development through the careful reuse and enhancement of the existing building.

9. Planning Balance and Conclusion

The proposal represents a carefully considered programme of external improvements that enhances the appearance, functionality and sustainability of the property whilst respecting the established character of Warwick Place.

The scheme responds appropriately to the requirements of the Article 4(2) Direction by seeking planning permission for all proposed external alterations within a single coordinated application.

The development will deliver significant visual improvements to the existing dwelling, secure the long-term maintenance of the building through replacement of the roof covering, provide improved parking facilities through the proposed solar car port and enhance environmental performance through the incorporation of photovoltaic panels.

The proposal does not result in unacceptable impacts upon neighbouring amenity, highway safety or the wider streetscape. The principle of residential use has already been established through the approved Class MA Prior Approval and the proposed external alterations represent an appropriate and proportionate enhancement of the property.

Accordingly, the proposal is considered to comply with the aims of the National Planning Policy Framework and the relevant policies of the Adur & Worthing Joint Local Plan, and planning permission is respectfully requested.