

Development Management - Delegated Officer Report

Application Number: AWDM/0459/26

Recommendation – Approve

Site: 28 St Richards Road, Southwick

Proposal: Proposed new two storey house attached to no.28 with dormer to rear. New boundary wall. Removal of vehicle crossover.

Date of site visit: 15th May 2026

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an end of terrace house (No.28) which previously had a flat roofed detached garage on its north side but which has been demolished. Permission was granted in 2020 for the construction of a new 2 bed two storey house to be attached to the end of No.28 (AWDM/1732/20).

The new dwelling had a flat roofed dormer on the rear roofslope and a 2.2m deep flat roofed ground floor rear extension. The existing vehicle crossover was to be removed and the kerb and pavement restored. No parking was proposed but a cycle store was shown in the rear garden.

That permission has now lapsed so this application seeks a new permission for a similar development.

The proposal differs only slightly in terms of fenestration design and position and the rear dormer is slightly larger. The width of the dwelling is the same and the brick quoin detail that is common to the street has been added to the front elevation.

It will be rendered with roof tiles to match the host dwelling.

Relevant Planning History

AWDM/0551/18 – Demolition of existing garage and construction of two storey extension, two rear dormers and two front roof lights to facilitate conversion to 1 x 2 bedroom and 1 x 3 bedroom residential units at No.26 - allowed on appeal

AWDM/1732/20 - Demolition of existing garage outbuilding and erection of a new two storey house attached to No.28 with dormer to rear. New boundary wall. Removal of vehicle crossover - approved.

AWDM/1231/22 - Application for Approval of Details Reserved by conditions 3 (Materials), 6 (Contamination) and 7 (Construction Method Statement) of previously approved AWDM/1732/20 - approved.

Consultations

West Sussex County Council: The **Highways Authority** has no objection subject to condition relating to cycle storage.

The proposals appear not too dissimilar from those of the previously permitted application at this site. The proposed access closure works will be subject to a licence obtained from WSCC. Parking will have to be accommodated on-street – the LHA does not anticipate that this would give rise to a highway safety concern, though the LPA may wish to consider the potential amenity impacts. Weight is given to the sustainable site location, that is well accessible on-foot, by cycle and public transport, and the LHA would request that details of cycle parking provision be secured by condition

Adur and Worthing Councils: The **Environmental Health Officer** recommends conditions to control hours of working and to require contaminated land assessment and measures to control dust

Surface Water Drainage Consultant: No objection subject to conditions

Southern Water: If the existing connections are used, Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue, and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.

Please note surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations.

HSE: Do not advise against

Representations

Comments received from occupier of No. 26:

Access required all times to garden from alley way as 26 can only enter that way as we don't have back doors to garden. Please ensure it's safe for kids to be able to walk down. We don't have an issue with any work as long as we can get into garden.

Relevant Planning Policies

Adur Local Plan 2017 Policies 15, 18, 20, 22, 30, 34, 35, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
Sustainable Energy SPD (2024)
WSCC Guidance on Parking at New Developments (Sept 2020).
National Planning Policy Framework (December 2024)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The proposal involves the construction of a new dwelling within the built up area and can be supported in principle. Permission was previously granted for a similar development in 2020 but has lapsed.

Housing Delivery

In December 2024, the Government published an updated National Planning Policy Framework (NPPF 2024). This reintroduced requirements for local planning authorities to demonstrate a five-year housing land supply, regardless of the age of the adopted plan.

Paragraph 78 of the NPPF 2024 states:

Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or

- c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.

Paragraphs 11 to 14 of the NPPF set out how local authorities should respond in circumstances where they cannot demonstrate a five-year housing land supply.

The Adur Local Plan was adopted on 14th December 2017. Policy 3: Housing Provision makes provision for a minimum of 3,718 net additional homes in the period 2011 to 2032, equivalent to 177 dwellings per annum. As Adur District adopted its Local Plan more than 5 years ago the Five Year Housing Land Supply Position Statement uses a housing requirement based on the local housing need that is calculated by the standard methodology set out in the PPG. Updated data on national affordability ratio (dated 22nd May 2025) has subsequently resulted in a revised local housing need (LHN) figure based on the standard method calculation. The LHN figure has been amended to 549 dwellings per annum for Adur (previously it was 547 dwellings).

In 2018, the Housing Delivery Test was introduced against which housing delivery is measured. If housing delivery is below 85% of the housing requirement over the previous three years, a 20% buffer must be applied.

The sixth Housing Delivery Test 2023 (covering the monitoring periods 2020/21, 2021/22 and 2022/23), published December 2024, indicates that Adur delivered 81% of its requirement. As a consequence, the presumption in favour of sustainable development no longer applies; an Action Plan has been prepared, and in calculating the five-year housing land supply, a 20% buffer

must be added. It must be noted that the HDT position has improved with the previous test result (December 2023) being 72%. At the time of publishing this Housing Land Supply Statement, the Government has not published the seventh Housing Delivery Test Result to cover the period 2021/22 to 2023/24. The 5 Year Housing Land Supply (5YRHLS) (2025-2030) position for Adur as at 01/04/2025 demonstrates that a total of 2,115 homes are deliverable within this period, equating to 3.2 years of housing land supply against the housing requirement figure (as set by the Standard Methodology figure) of 549 dwellings per annum plus a 20% buffer = 659 dwellings per annum.

Given that the Council cannot demonstrate a 5 Year Housing Land Supply of deliverable housing sites, this means that for decision taking, paragraph 11 d) of the NPPF applies which states:

‘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:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.’

The impacts are assessed below

Visual amenity

The proposed dwelling would be approximately 1m narrower than other dwellings in the terrace, including that at No.28. However, it would sit adjacent to the extension at No.26 which was constructed to facilitate that property’s conversion to 2 flats. Consequently, it will read as a narrow end unit in much the same way as that at No.26. The extension and conversion of No.26 was refused by the Council but allowed on appeal with the Inspector stating:

“The proposal would give the appearance of a two storey dwelling of similar proportions, with two ground level front doors, continuing the main visual character of the street. It would result in one 2 bed unit and one 3 bed unit and comply with the associated space standards, albeit that the accommodation would be horizontal rather than vertical. The proposal would therefore be substantially in line with the objectives of Policy 20, allowing for a range of dwelling types, family sized units and reflecting the existing minor variations of the street. Therefore the proposal would not have a detrimental impact on the character of the area.”

In view of that decision, and as the current proposal would be of a similar size, albeit with same ridge height as the existing terrace rather than lower as at

No.26, and would continue the line of the terrace, it is not considered that it would have a detrimental impact on the character of the area. Adequate space would remain between the two terraces to retain a visual gap.

Residential amenity

The proposed dwelling would be a 2 bed property with a floor area of 70m². The national standard for a 2 bed 3 person house over 2 storeys is 70sqm but this proposal includes rooms in the roof (3rd storey). However, there is no standard for a 2 bed, 3-person dwelling over 3 floors. On balance, in light of the planning history, there being no material change to planning policy since the previous permission was granted, and the appeal decision at the adjacent property, this proposal is considered to provide an acceptable standard of accommodation which can be supported.

The rear garden will have an area of around 40sqm, which falls short of the Council's minimum standard of 50sqm for a 2 bed terraced dwelling. The existing dwelling would have a reduced garden area of 55sqm. On balance, the amount of amenity is considered to be reasonable and is similar to garden areas of other dwellings in the street and a refusal, on the grounds of inadequate amenity space, could not be sustained in this case.

The proposed rear dormer is quite large, but will be similar in scale and appearance to many others in the street. It will face the rear of industrial premises to the west and will not cause a loss of residential or visual amenity.

Parking and access

No parking is to be provided for this dwelling. At the appeal at No.26, the issue of parking pressures locally was raised by objectors. The Inspector stated:

"The officer's report considered issue of parking. It found that the proposal would not give rise to material harm that could justify withholding planning permission. Whilst I appreciate the concerns of local people, I have no substantive evidence to cause me to come to different conclusions in relation to this."

It is considered that a similar view must be taken here. No objection has been raised in this case from WSCC or local residents.

The neighbour's concern regarding access to here property is largely a civil matter. A Construction Management Plan will be required to ensure that disruption during the construction phase is minimised.

BNG

A BNG assessment has been submitted which confirms that the development will result in a net loss of 3.5% of vegetated garden (previous small trees and vegetated garden were cleared prior to the submission of the application). The report concludes that it is unlikely that net gain of area/habitat units will be achieved by ways of habitat creation/enhancement on site. As such, the

applicant will need to secure the required off-site biodiversity units from a registered provider. This will need to be secured by condition.

Recommendation

APPROVE

Subject to the following conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials
4. 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 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 and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any infiltration drainage. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed
5. The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority
6. Cycle parking
7. Contaminated land
8. CMP
9. Hours of working
10. Removal of PD
11. No works to implement the development hereby permitted shall take place unless and until a Biodiversity Gain Plan has been submitted to and approved in writing by the Local Planning Authority.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in

favour of sustainable development, as set out within the National Planning Policy Framework.

Highways

Case Officer: Peter Barnett Date: 3 June 2026

Authorised by: Jo Morin Date: 04.06.2026