



WHALEBACK

PLANNING STATEMENT

28 Bramber Road

ADDRESS

28 Bramber Road
Worthing
BN14 8QB

APPLICANT

Mr Wheatley

OUR REFERENCE

W3331

DATE

September 2025

WHALEBACK

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1. Introduction

- 1.1 Whaleback is instructed by the application to prepare and submit a full planning application to Worthing Borough Council for planning permission to change the use of a garage into a dwelling, including construction of an extension and alterations to the building.
- 1.2 This Planning Statement provides a short description of the site and proposed development including planning history and a planning appraisal to consider the merits of the application followed by a conclusion.



Application building front/north elevation (centre) with #28 to left and #26 to right.

2. Development Proposal

- 2.1 The proposed development involves the change of use of an existing garage and workshop into a self-contained, three bedroom dwelling. Operational development includes the demolition of part of the existing rear flat roof garage building and construction of a new rear extension, with internal alterations and associated works.
- 2.2 The existing building is detached, has two floors, and is used as an outbuilding for the principal dwelling of #28 Bramber Road. The wider application site has been separated from the garden of #28 to provide a private and generously sized garden for the application property.

- 2.3 The site is located on the south west corner of Bramber Road, in an area which is characterised by two storey, detached dwellings.
- 2.4 There is a gravel driveway which would be shared between the two dwellings, and each would have a private garden space following the sub-division of the land previously associated with #28.
- 2.5 The rear portion of the garage will be demolished to facilitate the construction of a new south-facing extension. This two storey extension will accommodate an open-plan living, kitchen, and dining area, providing adequate internal space for residential use, as well as an additional bedroom on the first floor.



Proposed site plan (Alistair Dodd, 2025)

3. Planning History

- 3.1 We have reviewed the relevant planning history as available on the local planning authority's public register:

- **07/0136/FULL** - Erection of two bedroom detached bungalow. Refused 3rd April 2007.
- **07/0717/FULL** – Appeal for erection of two bedroom detached bungalow. Appeal Dismissed 30th January 2008.

The inspector accepted that the location, design, scale, orientation of the proposed dwelling, and the highway safety of the access were all acceptable. They also acknowledged some benefit in the more efficient use of land by adding a dwelling. However, the appeal was ultimately dismissed due to the unacceptable harm caused by the vehicle access and parking arrangements particularly from noise and

disturbance to adjoining gardens, which would negatively affect the amenity and peaceful enjoyment of neighbouring properties.

- **AWDM/0943/18** - Demolition of existing detached garage and construction of 1 no. 2 bed dwelling attached to west elevation of existing house. Refused 28th September 2018.
- **AWDM/0633/19** - Demolition of existing garage and construction of two-storey pitched roof garage with workshop at first floor. Approved 2nd July 2019.
- **PREAPP/0186/24** – Pre-application Advice. Received 26th June 2024.
The preapplication response stated that the site is located within a built-up, sustainable area, and the proposal would make a modest contribution to meeting local housing needs. However, backland garden development is generally discouraged in Worthing, and this proposal was considered inappropriate and out of character with the surrounding area as existing. The dwelling may raise concerns regarding noise, disturbance, and an overbearing impact on neighbouring properties. Its bulk and scale could also negatively affect privacy, outlook, and daylight for adjacent homes. As submitted, the proposal would be likely to face resistance from the Council.

- **AWDM/1071/24** - Erection of a detached chalet bungalow Refused 20th November 2024.

Reasons for refusal:

- 01.** The proposed development would, by reason of its siting, scale, design and means of access, relate poorly to the character and layout of the surrounding pattern of development, and appear as a visually discordant form of development that would be harmful to the visual amenities of the site and surrounding area. As such the proposed development would be contrary to policy DM5 of the Worthing Local Plan, SPD A Guide to Residential Development, and the relevant paragraphs of the NPPF.
- 02.** Having regard to the relationship with neighbouring dwellings, the proposals would represent an overbearing and unneighbourly form of development, detrimental to the amenities of neighbouring occupiers in terms of noise and disturbance and overlooking resulting in loss of privacy. As such the proposed development would be contrary to policy DM5 of the Worthing Local Plan and the relevant paragraphs of the NPPF.
- 03.** In the absence of a Section 106 obligation to secure the proposed development as a self-build scheme the Local Planning Authority cannot be satisfied that it will be exempt from achieving 10% biodiversity net gain and as such would be contrary to Schedule 7A of the Town and Country Planning Act 1990 (as amended) and policy DM18 of the Worthing Local Plan.

- **AWDM/0027/25** - Proposed chalet bungalow with 2no. parking spaces, access from Bramber Road Refused 9th April 2025.

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03. In the absence of a Section 106 obligation to secure the proposed development as a self-build scheme the Local Planning Authority cannot be satisfied that it will be exempt from achieving 10% biodiversity net gain and as such would be contrary to Schedule 7A of the Town and Country Planning Act 1990 (as amended) and policy DM18 of the Worthing Local Plan.

4. Planning Policy Framework

- 4.1 Planning and Compulsory Purchase Act 2004 Section 38(6) requires local planning authorities to determine planning applications in accordance with the development plan, unless other material considerations indicate otherwise.
- 4.2 The Development Plan currently in force across the area relevant to the application site currently consists of the following adopted plan:

WORTHING LOCAL PLAN 2020-2036:

- SP1 Presumption in Favour of Sustainable Development
- SS1 Spatial Strategy
- DM1 Housing Mix
- DM2 Housing Density
- DM5 Quality of the Built Environment
- DM15 Sustainable Transport and Active Travel
- DM18 Biodiversity

- 4.3 The National Planning Policy Framework and Practice Guidance are also important material considerations.

5. Planning Appraisal

PRINCIPLE OF DEVELOPMENT

- 5.1 The site is located within the built-up area boundary and involves the reuse of an existing building so is previously development land for planning purposes. It is situated in a residential area and sustainable location, with local services and amenities within a reasonable walking or cycling distance. Additionally, there are two nearby bus stops on Upper Brighton Road providing services into Worthing and to Lancing.
- 5.2 Development in this location generally is supported by Spatial Strategy, Policy SS1.
- 5.3 The NPPF seeks to deliver the Government's ambition to significantly boost the supply of housing, with a development strategy focussing on existing urban areas and especially making as much use as possible

of previously-developed or 'brownfield' land¹. *Densification* is also promoted with decisions directed to make efficient use of land, taking into account the need for housing, local market conditions, the availability of infrastructure and services, the desirability of maintaining an area's prevailing character, and the importance of securing well-designed places.

- 5.4 Being a development for residential development, on brownfield land, in the settlement boundary, this proposal is acceptable in principle subject to a balance with other material considerations.

DESIGN AND VISUAL AMENITY

- 5.5 Policy DM5 of the Worthing Local Plan requires proposals to have high-quality, sustainable design that respects local character and context. Previous proposals for a new dwelling on this site were refused, partly due to their poor relationship to the pattern of existing built form; being out of context for the area; and deemed harmful impact on visual amenity.
- 5.6 Mindful of the previous refusals in the planning history, the applicant team have chosen to convert the existing substantial garage building – which already sits comfortably in the street scene – and should overcome previous concerns about design and appearance.
- 5.7 By reusing the existing structure and thus retaining its form, bulk, and materials, the revised proposal preserves the character of the area and significantly reduces any visual impact as perceived from previous applications. The extension is positioned to the rear (south) of the building and would be largely unseen from Bramber Road, which ensures the continuity of the streetscene with only minimal perceived change.

¹ NPPF Chapter 11, from paragraph 124.



Streetscene context of immediate neighbours



Streetscene context from east end of Bramber Road

- 5.8 Importantly, the scheme is now able to retain a generous rear garden of over 300sqm with the adjacent neighbour at 28 Bramber retaining their current ample private garden space.

- 5.9 The siting of the dwelling towards the northern end of the plot with the reuse of the existing structure is therefore in line with design requirements and protects visual amenity.

RESIDENTIAL AMENITY

- 5.10 Paragraph 135 of the NPPF highlights the importance of delivering places with a high standard of amenity for both existing and future users, which is also present in the Worthing Local Plan through Policies DM2 and DM5.
- 5.11 This proposal has been carefully designed to minimise impacts on neighbouring amenity. The dwelling utilises the footprint of the existing built form, to ensure no significant change in the location of massing within the site, and there will be minimal perceivable change to the outlook of neighbouring properties. The new extension will be located to the south of the existing structure furthest from neighbours, set approximately 6 metres from No. 28 Bramber Road, which helps ensure no overshadowing or loss of daylight, sunlight or outlook.



Generous rear garden area associated with the new plot separate from #28 (on right); massing of extension to left and foreground of picture, away from neighbours.

- 5.12 Window placements have been considered and placed to maintain privacy, and rooflights are used to provide light to the first floor but limiting overlooking. The only dormer serves a bedroom and is positioned to the northern side at the eastern end, facing the flank of #28 (that has no corrolating upper floor transparent windows) to maintain outlook without compromising neighbouring privacy.

- 5.13 The proposed layout also ensures a high standard of amenity for future occupants. Bedrooms and living spaces maximise natural light and outlook, particularly through glazing on the south-facing elevation, which looks down the garden. The dwelling is 112.6sqm of useable floorspace with three double bedrooms and meets all necessary space standards.
- 5.14 The development with its shared access arrangement, avoids vehicle movements along the side boundary with No. 28 Bramber Road, thereby addressing previous concerns regarding noise and disturbance.
- 5.15 To further protect privacy and reduce visual impact, planting is proposed on the boundary of the site, particularly to the eastern boundary of the site. The dwelling remains positioned at the northern end of the site, maximising separation from neighbouring gardens on Turner Road and Southways Avenue. This separation, alongside boundary planting, ensures that the proposed development will have no significant impact on these neighbouring properties.

HIGHWAYS AND ACCESS

- 5.16 It has been confirmed through the previous applications that this site is sustainable and is within walking/cycling distance to local services and amenities including bus services in Upper Brighton Road which provide connections to the town and wider area. In addition, access will remain to Bramber Road.
- 5.17 No objection has been raised by the Highway Authority in terms of access or highway safety and as there have not been significant changes to this information it is seen that highways and access is acceptable.
- 5.18 The proposed development, a three-bedroom home located in Parking Behaviour Zone 4 as defined by West Sussex County Council's Guidance on Parking at New Developments, generates a calculated parking demand of 1.7 spaces. One off-street parking space will be allocated to the new dwelling, should an additional space be required on-street parking is available on Bramber Road, which is not within a controlled parking zone.
- 5.19 In line with county standards, the development will also include provision for at least two cycle parking spaces, located on the west elevation of the property.

BIODIVERSITY NET GAIN

- 5.20 There is a national requirement for a 10% Biodiversity Net Gain (BNG) for new developments in England.
- 5.21 This site layout has been carefully designed to minimise ecological impact by utilising the existing building footprint, including the lean-to at the rear of the garage, and previously developed paved and hardstanding areas. The proposed extension affects less than 25 sqm of habitat and involves no priority habitat, therefore the proposal qualifies for the de minimis exemption from BNG requirements.

CONCLUSION

- 5.22 In conclusion, this proposal has carefully addressed all previous reasons for refusal, offering a well-considered solution to deliver a single family home in a sustainable location. By utilising the existing built form, the scheme preserves the streetscape and visual amenity while supporting sustainable development through the reuse of the existing structure.

ENGAGEMENT WITH THE LOCAL PLANNING AUTHORITY

- 5.23 This planning statement has been prepared to assist the Local Planning Authority in the determination of the application with regard to national and local planning policy. However, in the event that the Local Planning Authority should wish to discuss any element of the scheme, including potential amendments, the applicants would welcome a discussion prior to the determination of the application. Correspondence can be sent to Whaleback Ltd via the contact details set out below.

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