



LEWIS & CO

PLANNING STATEMENT

34 BELLVIEW ROAD, WORTHING

ON BEHALF OF BE ABOLITIONIST VEGAN



Client: BE ABOLITIONIST VEGAN

Site Location: 34 BELLVIEW ROAD, WORTHING, BN13 1HA

Job History:

Version	Date	Author	Checked	Notes
V1	02/04/2026	J Pearson	S Bareham	
V2	10/04/2026	J Pearson S Bareham	Client	



CONTENTS

1.	INTRODUCTION AND SUMMARY	Page 3
2.	APPLICATION SITE AND SURROUNDING AREA	Page 4
3.	PLANNING HISTORY	Page 7
4.	PROPOSED DEVELOPMENT	Page 8
5.	PLANNING POLICY	Page 10
6.	PLANNING ASSESSMENT	Page 12
7.	CONCLUSIONS	Page 19





1.0 INTRODUCTION AND SUMMARY

- 1.1 This Statement has been prepared on behalf of Be Abolitionist Vegan (the applicant) in support of an application for full planning permission at 34 Bellview Road, Worthing.
- 1.2 Planning permission is sought for the *change of use from Use Class C4 (small house in multiple occupation) to sui generis house in multiple occupation*. The proposal would increase the maximum occupancy of the property to eight persons.
- 1.3 The works proposed primarily relate to changes to the internal layout and maximum occupancy. A new side facing window and door is proposed at the rear of the property.
- 1.4 This statement should be read in conjunction with the accompanying application documents and drawings prepared by BPM:
 - Application forms
 - CIL Form 1: Additional Information
 - Existing Floor Plans, Elevations and Section (Drawing Number 3221.01)
 - Proposed Floor Plans, Elevations and Section (Drawing Number 3221.02)
- 1.5 This Statement will demonstrate that planning permission should be granted for the proposed works. It provides an analysis of:
 - The site and surrounding context
 - Relevant planning history
 - The proposed development
 - Relevant planning policies; and
 - A planning assessment setting out compliance with relevant planning policies in relation to the principle of development and all other material considerations



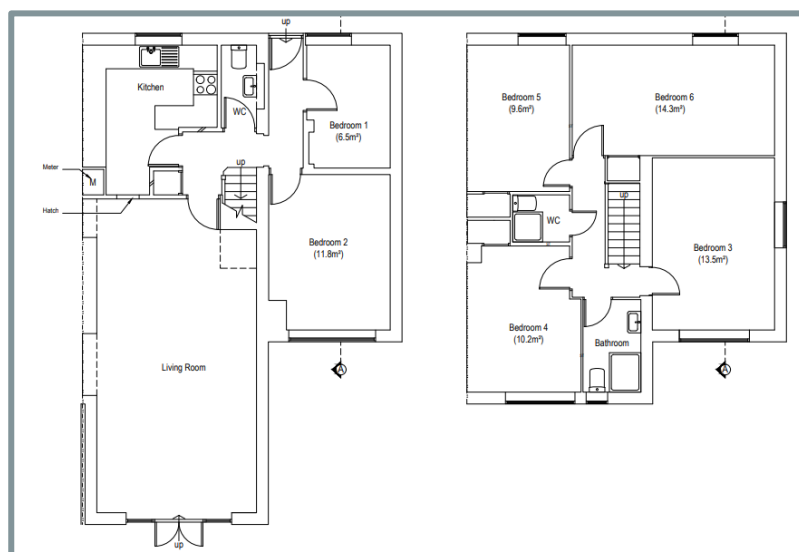
2.0 APPLICATION SITE & SURROUNDING AREA

- 2.1. The application site is an existing house in multiple occupation at 34 Bellview Road, within the Tarring area of Worthing. The property is an end of terrace building on the eastern side of Bellview Road.



Site and surrounding context

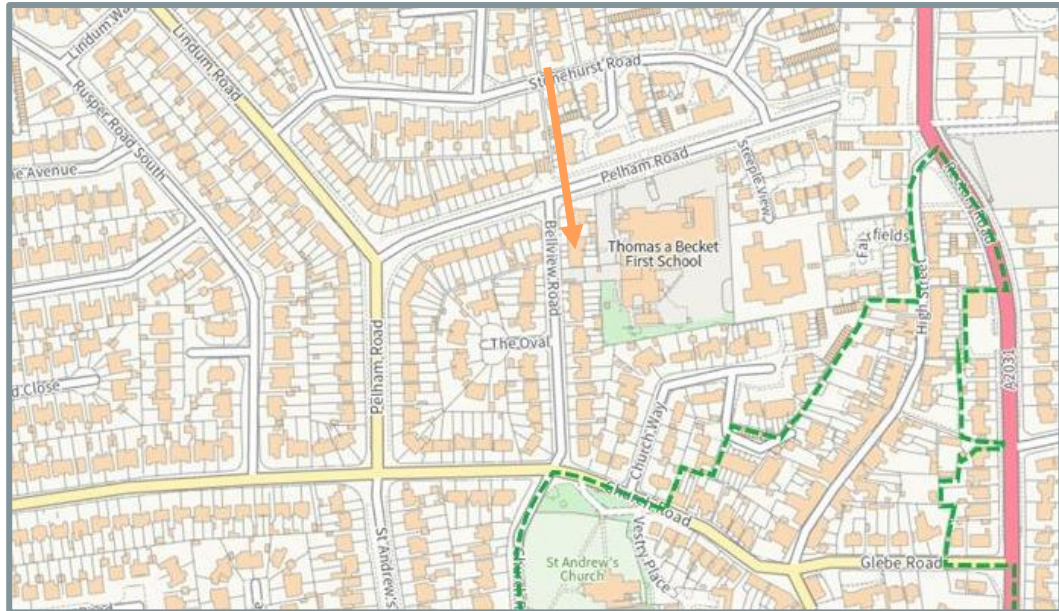
- 2.2. The site is an existing Use Class C4 house in multiple occupation, arranged as a six-bedroom unit with ground floor kitchen and living room. There are two ground floor bedrooms and four first floor bedrooms.



Existing Floor Plan



- 2.3. The proposals are for internal alterations and a new window/door only and the dimensions of the building will remain unchanged externally.



Local Plan Policy Map extract

- 2.4. The site location within the Tarring area, in a sustainable residential location close to day-to-day shops and services on Tarring High Street and Rectory Road as well as the Thomas A Beckett local centre.



Flood Map for Planning extract



- 2.5. The site is located within Flood Zone 1 (lowest risk of fluvial flooding) and at low risk of surface water flooding. As shown on the mapping below, even in a 1 in 1000-year flood risk event, the site would be unaffected by surface water.



Surface Water Flood Map – 1 in 1000 annual likelihood



3.0 PLANNING HISTORY

- 3.1 According to the Council's online planning register, the application site has been subject to only a single application for planning permission in recent years.
- 3.2 In addition to this application for planning permission, the property has also changed to a Use Class C4 under Class L, Part 3 permitted development rights. Express planning permission is not required for a change of use under these provisions.

02/00682/FULL

- 3.3 Planning permission was granted in August 2002 for a two-storey side extension to the property.



Existing Dwelling

- 3.4 The implementation of this permission can be seen from the external appearance of the building. As a result of these works the internal floor area of the building has been significantly increased compared to neighbouring properties within the same terrace.



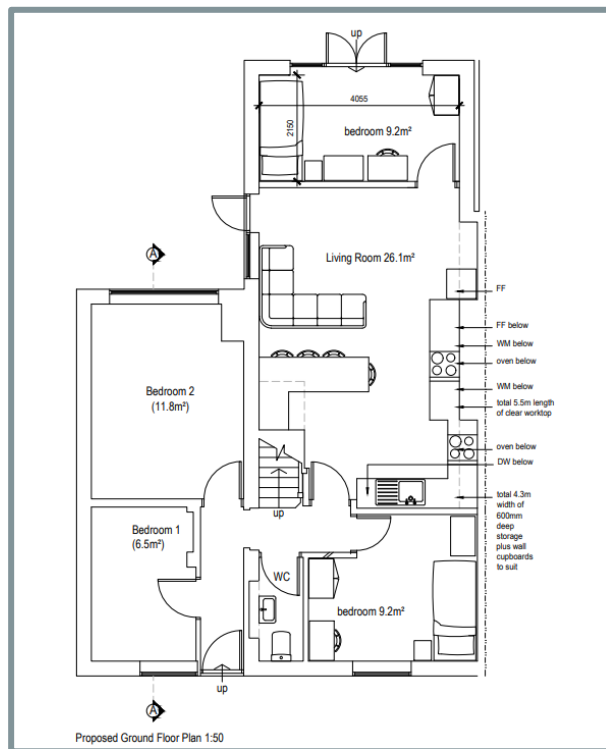
4.0 PROPOSED DEVELOPMENT

- 4.1 As described above, the development proposals primarily consist of internal alterations at ground floor level only.
- 4.2 The property is in an existing six-person house in multiple occupation use and has been for several years. The proposals would therefore increase the occupancy of the property by two persons.
- 4.3 The only external alteration proposed is the addition of a side facing window and rear door serving the living room.



Proposed new ground floor window and door

- 4.4 The new door and window will face onto the existing driveway area at the rear of the property. The window will look into an area already overlooked by existing windows at 34 Bellview Road and the neighbouring property at 36 Bellview Road, providing additional surveillance of this private area at the rear of both properties.
- 4.5 Internally the works will create a large open plan living room and kitchen/dining area, with two additional bedrooms created at the front and rear of the property.



Proposed Ground Floor Plan

- 4.6 Both new bedrooms will be 9.2m² in size, exceeding the national standard for single occupancy bedrooms. Indicative furniture layouts are provided showing that the rooms are a good size and dimension to accommodate all necessary furniture, including storage, wardrobes and desk space.



5.0 RELEVANT PLANNING POLICIES

5.1 The following policies of the Worthing Local Plan 2023 are relevant to this application.

5.2 Policy DM1: Housing Mix supports the principle of converting existing properties to HMO uses and states:

“f) When considering proposals for the conversion of dwellings into smaller units of self-contained accommodation, the proposal must provide a high standard of accommodation that complies with internal space standards and requirements for private outdoor space. In addition, the Council will consider:

- i) the impact on the mix of dwellings locally*
- ii) the impact on the character of the area*
- iii) the impact on the amenity of adjoining dwellings*
- iv) the quality of the accommodation. Applications for the change of use to a C4 use, a mixed C3/C4 use or to a sui generis HMO use should also demonstrate that the communal living space and cooking and bathroom facilities are provided appropriate in size to the expected number of occupants.”*

5.3 Policy DM2 (Density) places an expectation on new dwelling proposals to meet the Nationally Described Space Standards for internal floorspace.

5.4 Policy DM5 (Quality of the Built Environment) sets out the Council’s strategic approach to design quality.

5.5 Policy DM15 (Sustainable Transport and Travel) promotes developments that prioritise active travel and reduce the proportion of journeys made by private car. The policy seeks to achieve this by directing development to sustainable locations with good access to schools, shops, jobs and other key services.



National Planning Policy Framework (NPPF) – December 2024

- 5.6 At the time of writing, the December 2024 NPPF is the latest adopted version of the National Planning Policy Framework.
- 5.7 Paragraph 61 promotes the delivery of residential accommodations, including addressing the needs of groups with specific housing requirements.
- 5.8 Paragraph 116 confirms that development proposals should only be refused on highways grounds if there would be an unacceptable impact on highway safety or the cumulative impacts on the road network would be “severe”.



6.0 PLANNING ASSESSMENT

6.1 The key material planning considerations relevant to this proposal are:

- The Principle of Development
- Design and Visual Impact
- Standard of Accommodation
- Impact on Neighbouring Amenity
- Transport and Active Travel
- Flood Risk and Drainage
- Sustainability

6.2 These considerations are dealt with in turn below.

Principle of Development

6.3 The principle of introducing new HMO accommodation is supported by Policy DM1 of the adopted Local Plan (2023). The Local Plan recognises that shared accommodation forms an important part of local housing needs and conversions of existing homes to houses in multiple occupation (HMO) can provide high quality affordable accommodation.

6.4 Policy DM1 emphasises the need for new HMO accommodation to offer a high standard of accommodation for future residents and to protect the amenity of adjoining dwellings. These considerations are addressed in detail under relevant sub-sections below.

6.5 HMOs are recognised in local planning policy as an important part of local housing stock providing entry-level accommodation, particularly for those who can't access other forms of housing or wish to live in a social/communal setting.

6.6 Paragraph 61 of the National Planning Policy Framework (NPPF) also supports the delivery of housing for groups with specific housing requirements. Paragraph 63 clarifies that this improves those who need shared/rental housing.



- 6.7 There are currently high levels of demand for HMO accommodation in the town due to affordability factors, as well as other lifestyle factors. Shared accommodation also provides suitable accommodation for individuals who are new to the area or temporary residents due to work and study commitments. Shared accommodation is therefore an important source of residential housing and a necessary part of the housing market, meeting needs that cannot be addressed by other forms of housing.
- 6.8 The proposals will make more efficient use of the existing building through a revised internal layout that will deliver additional residential accommodation. This aligns with the objectives of Policy DM2 (Density) of the Local Plan and paragraph 129 of the NPPF.
- 6.9 On this basis, the proposed development is acceptable in principle and supported by local and national planning policies. Other material considerations are addressed in detail below.

Design and Visual Impact

- 6.10 The property will retain its character as a residential dwellinghouse under the proposals and there will be no appreciable impact on the character and appearance of the wider area.
- 6.11 As set out in section four, the works propose have no impact on the external envelope of the building.
- 6.12 The only external alteration is at the rear of the property, from the addition of a new ground floor window and door serving the living room. These new features are concealed from view within the public realm and would only impact upon the rear driveway and parking area shared by the application site and 36 Bellview Road.
- 6.13 The neighbouring dwelling already features side facing windows within this area and therefore the works will mirror those windows.



- 6.14 The works use matching materials and could be implemented under Class A permitted development rights, without the need for express planning permission. This is a realistic fallback position and a material consideration in the decision-making process.
- 6.15 On this basis, the visual impact of the works is very minor in nature and the design choices and materials will ensure that the proposals are sympathetic to the existing character and appearance of the application building.

Standard of Accommodation

- 6.16 The proposal has been designed to maintain a good standard of accommodation for residents by providing a large open plan communal space with ample facilities alongside well-sized bedrooms that meet relevant standards for HMOs.
- 6.17 Both proposed bedrooms meet and exceed national standards for single occupancy rooms and offer functional layouts. Indicative furniture layouts are shown on the submitted drawings and demonstrate that these rooms can accommodate the furniture required by residents for comfortable residential living.
- 6.18 The proposed bedrooms are both 9.2m² in size, exceeding the national space standard of 7.5m² and the HMO licensing standard of 6.5m².
- 6.19 The communal areas have been designed to allow residents to cook, dine and socialise together or independently. These open plan spaces will meet all day-to-day needs of future residents and exceed licensing requirements for an eight-bedroom HMO.
- 6.20 Nationally described technical housing standards do not align with HMO uses consisting of single occupancy bedrooms only, however all other relevant technical requirements within the guidance have been met. The proposals therefore comply with Policy DM2 (Density) of the Local Plan, insofar as these relate to the development proposed.



- 6.21 On this basis, the proposals meet all relevant licensing requirements and planning standards, providing a good standard of accommodation for all future residents.

Neighbouring Amenity

- 6.22 The proposals will not alter the external envelope of the building and therefore there will be no additional impact on neighbours in terms of bulk and massing.
- 6.23 The new window and door proposed overlook a shared ancillary space and will have no impact on private amenity. No unacceptable overlooking of neighbours or overbearing impact would arise through the development as a result.
- 6.24 The property is already in use as a six-person house in multiple occupation. The increase in occupancy by two additional residents is therefore unlikely to have a noticeable impact on the use of the property and activity levels associated with it. The character of the property would remain residential and would be similar to the existing permitted use.
- 6.25 In addition to controls imposed by condition on the maximum occupancy of the property, as an HMO of five or more occupants the property will also be subject to management requirements under the licensing regime.
- 6.26 The Council also hold powers around parking controls and noise management that fall outside of the planning regime and could be utilised if deemed appropriate. To our understanding, there is no evidence that such controls are needed in relation to this property.
- 6.27 The property is professionally managed by a letting agent that specialise in HMO properties, Property Breeze. The property will therefore be managed to a high standard, with a professional point of contact for both tenants and neighbours, if needed.
- 6.28 As such, no significant adverse impacts relating to neighbouring amenity would arise as a consequence of the development.



Transport and Active Travel

- 6.29 Policy DM15 (Sustainable Transport and Active Travel) of the Worthing Local Plan aims to re-balance travel choices by promoting developments that prioritise active travel and non-car modes of transport.
- 6.30 The application site's sustainable location close to local amenities, shops and services will ensure that residents can easily access the majority of services on foot and minimises the number of journeys made by private vehicle to and from the site.
- 6.31 The site is within reasonable walking distance of West Worthing train station and local bus services. Residents will have good access to sustainable modes of transport. Residents would not be dependent on private vehicle use for any trips as a result.
- 6.32 The proposals therefore directly support the aims of Policy DM15 and will provide material benefits as a result.
- 6.33 The development also benefits from an existing off-street parking space which will be retained as part of the proposed use.
- 6.34 Site access will remain unchanged from the existing situation, ensuring safe access into the site is maintained.
- 6.35 For the reasons set out above, the proposed use is unlikely to have a material impact on local transport or highways network. The existing access arrangements would be maintained and there would be no material changes to site access or safety.

Flood Risk and Drainage

- 6.36 The site is in flood zone 1 (lowest area of flood risk), as confirmed by the Environment Agency flood map for planning extract below.



Flood Map for Planning extract

- 6.37 The property will remain in a residential use, the vulnerability of the property will therefore not change in flood risk terms.
- 6.38 As there are no external extensions or alterations (except for a new window and door), surface water will continue to drain in the same way as the existing situation and will not increase the risk of flooding within or around the site.
- 6.39 The site would not be at risk from surface water flooding, as shown in section two. The Government's long term flood risk service shows that groundwater flooding and reservoir flooding are unlikely in this area.
- 6.40 On this basis the site is not in an area of major flood risk and the development proposed will not increase flood risk either on site or elsewhere. The site is not large enough (or in a specific area of flood risk) and therefore a site-specific Flood Risk Assessment is not requirement. The requirements of Policy DM20 (Flood Risk and Sustainable Drainage) are therefore met.



Other considerations

- 5.9 Due to the lack of any external works, the works proposed do not affect any areas of existing biodiversity habitats and therefore statutory biodiversity net gain does not apply in this instance. The development is considered 'de minimis' in this regard.



7.0 CONCLUSIONS

- 7.1 The proposed development at 34 Bellview Road is the change of use from Use Class C4 small house in multiple occupation to sui generis large house in multiple occupation.
- 7.2 The proposals primarily relate to internal alterations only and the existing footprint and massing of the building would be unchanged.
- 7.3 The proposals will also deliver additional affordable residential accommodation in a sustainable residential location. The proposed layout achieves all necessary residential standards under planning and licensing requirements.
- 7.4 Overall, the proposals fully address relevant requirements of the Worthing Local Plan (2023) and the National Planning Policy Framework. In light of the above Worthing Borough Council is respectfully requested to grant planning permission for the proposed development.

Lewis and Co Planning
April 2026