



Design & Access Statement

PROPOSAL:

**DEMOLITION OF SIDE ADDITIONS
AND ERECTION OF REPLACEMENT
SINGLE STOREY EXTENSION WITH
REPLACEMENT STREET BOUNDARY
WALL AND FENCE**

SITE:

**10 SUSSEX ROAD, WORTHING
WEST SUSSEX BN11 1DS**

APPLICANT:

MR & MRS M CLAYTON

The Context Appraisal

No.10 Sussex Road is an end of terrace property dating from the late 19th century. It is located on the junction of Stanley Road and Sussex Road, in a position opposite the Sidney Walter Community Centre.

The area is primarily residential in character with the architecture dating from the late 19th century. Within the immediate area terraced housing predominates and this is the case with housing on the north side of Sussex Road and on both sides of Stanley Road.

The application property consists of two storeys with a feature bay window on the front elevation. It is rendered and has a hipped roof covered with replacement interlocking concrete tiles. As is common with Victorian terraced housing of this era, there is a two-storey rear gabled projection.

Such projections are commonly shared with adjoining properties but, in this case, whilst the projection butts up to a projection on the rear of the neighbouring property at No.11, the whole of the gable belongs to the subject property.

There is a small yard area to the rear which butts up to the flank elevation of No. 2 Stanley Road.

On the west side elevation, there are two later single storey timber clad buildings positioned side by side. It is these buildings which are to be replaced by this proposal.

There is a boundary wall along the Stanley Road elevation, and this is low-rise up to a point close to the end of the main part of the dwelling, but this rises to a 1.8metre high boundary comprising a modern blockwork wall with boundary fencing on top. There is a door on this west side elevation which gives a passageway access between the two elements comprising the timber clad outbuildings.

The outbuildings have not been granted a specific planning consent, but they are structures of some age which certainly in the case of one of the structures dates back to at least 2015 thereby making it Lawful. The aerial photograph below dates from 2015 and is taken from Google Earth. One of the timber sheds is clearly visible.



Figure 1 – Google Earth 2015 aerial photo of application site

Below and overleaf are photographs of the front and side elevations of the application property.



Figure 2 – Stanley Road side elevation of the property



Figure 3 – West side elevation showing boundary fence and timber outbuildings



Figure 4 – Front Sussex Road street scene



Figure 5 – View down the side of No.10 looking up Stanley Road

The Proposal

Consent is sought for a single storey flat roof side extension to replace the two timber outbuildings. The extension would run the length of the two-storey rear projection. The flat roof would be framed by a moulded stepped fascia. There would be an entrance door on the front (south) elevation, but the west elevation to Stanley Road would be a blank wall.

A replacement 1.8metre high wall and fence is proposed behind the extension. This would be rendered and painted to match the house. The extension would provide a downstairs utility room and a dining room extension to the kitchen.

Reproduced below are the existing and proposed elevations.

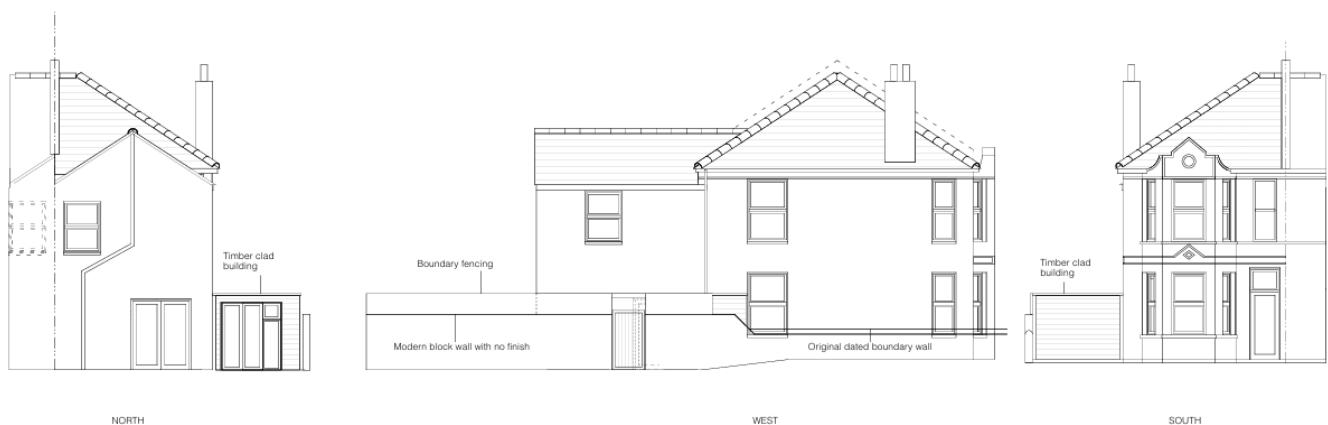


Figure 6 – Existing elevations



Figure 7 – Proposed elevations

Figure 8 below is a computer-generated image of the proposed extension.



Figure 8 – CGI of the proposed extension as viewed on the west elevation

Planning Policy Context

The statutory Development Plan for the area comprises the Worthing Local Plan 2023. Relevant policies in this document are **SP1** and **DM5**. These are reproduced in full below and overleaf.

SP1 PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

- a) Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay.
- b) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, the Council will grant permission unless:
 - i. the application of policies in the National Planning Policy Framework that protect areas or assets of particular importance provide a clear 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 the National Planning Policy Framework taken as a whole.

DM5 - QUALITY OF THE BUILT ENVIRONMENT

- a) All new development (including extensions, residential annexes, alterations, ancillary development, change of use and intensification) should:
 - i) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area. This will include consideration of proportion, form, design, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping;
 - ii) enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, tree canopy, impact on street scene and layout of the development;
 - iii) make a positive contribution to the sense of place, local character and distinctiveness of an area;
 - iv) respect, preserve and where appropriate enhance, heritage assets and settings;
 - v) be well built, accessible, fit for purpose, and adaptable to changing lifestyle, demography and climate;
 - vi) include a layout and design which: take account of potential users of the site; create safe conditions for access, egress and active travel (walking and cycling) between all locations; provide good links to integrated public transport; and have acceptable parking arrangements (in terms of amount and layout);
 - vii) make a positive contribution to creating a safe and secure environment by integrating measures for security and designing out opportunities for crime;

- viii) not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook, an unacceptable increase in noise giving rise in significant adverse impacts, or vehicular movements resulting in severe cumulative impacts on the road network, or loss of important open space of public value (unless it satisfies any of the exceptions set out under Policy DM7 – Open Space, Recreation and Leisure);
- ix) respect the existing natural features of the site, including landform, trees and biodiversity and contribute positively to biodiversity net gain. Where appropriate, this will include the protection and integration of existing trees and green infrastructure into new developments;
- x) ensure that lighting incorporated into developments provides the minimum for public safety, is energy efficient and avoids light pollution.

Residential Annexes

- b) Residential annexes must be designed as ancillary to the main dwelling and be capable of satisfactory conversion for use in association with the main dwelling when it is no longer required by a relative or dependant.

Ensuring Approved Plans are Delivered

- c) To ensure that the quality of approved development is not materially diminished between permission and completion, where appropriate, the Council will resist subsequent planning applications that would impact negatively on the design and quality of the approved scheme.

Evaluation

This is a modest, well designed side extension which would compliment the architectural form of the existing house.

Its flat roof would limit its scale and bulk, particularly when viewed in the street scene to Stanley Road.

A moulded, stepped fascia would, again, be a complimentary architectural feature which would elevate the design above a standard flat roof construction.

At present, the side elevation of the application property is a somewhat disparate, hotchpotch of timber outbuildings and incongruous fencing. The current arrangement does not contribute to the quality of the street scene and, in fact, detracts from it.

This application offers the opportunity of tidying up the side of the property and producing a good quality architectural solution whilst, at the same time, providing additional accommodation to the applicants.

Figures 7 and 8 attest to the subtle and sympathetic form of the proposed extension. It would sit comfortably on the side of the host dwelling. It is not over-scaled and would not fundamentally change the form of the house as viewed in either the Stanley Road or Sussex Road frontages.

Use of matching rendered walls would help blend the extension into the main house. A tidier, more coherent design would result which would make a positive contribution to the street scene.

The proposal also offers the opportunity of renewing and improving the side walling. This currently consists of a blockwork wall with close boarded fencing on top. It sits on the edge of the footpath and is somewhat untidy and unsightly. Here, a rendered wall is now proposed with renewed fencing on top. This would represent a tidier and more appropriate addition to the street scene.

The proposal was the subject of a Pre-Application Consultation and a written response was received on the 29th October 2025 (ref. PREAPP/0113/25). Concern was expressed that the extension would project beyond the building line set by properties in Stanley Road.

Whilst this is true, this would not have a harmful impact on the street scene. This building line is already infringed by the existing timber outbuildings and the 1.8metre high blockwork wall/timber fence which wraps around the rear corner of the property. Both the fencing and the timber outbuildings have been in situ for some while and, at least, one of the outbuildings appears lawful, based evidence provided by historic aerial photographs available on Google Earth.

This application offers the opportunity to comprehensively tidy up the outbuildings and boundary walling to produce a high-quality scheme that would make a positive contribution to the street scene.

The extension, itself, is modestly proportioned and would not form an overly dominant or jarring feature in the street scene to Stanley Road.

The breaching of the Stanley Road building line would cause no harm and would, in fact, improve visual amenities, given the somewhat ramshackle nature of existing outbuildings down the side of the property.

Objectively, this proposal is considered modest, well designed and visually coherent. As such, it is considered that the remit of Policy **DM5** of the Local Plan would be met in full.

It would enhance the character and appearance of the area, be of a complementary architectural form and be constructed with appropriate matching materials.