

14 July 2025

**Part retrospective application for conversion of storage building to residential dwelling,
8a Shelley Road, Worthing, BN11 1TR.**

My client purchased the above property recently and had assumed they were just renovating an existing residential property. I was asked to advise on the current planning use of the land.

In 2017 (AWDM/0102/17) permission was granted for the whole site, including 8 Shelley Road to 'demolish the attached rear store and link the former cottage building and rebuilding as extension to shop on the ground floor with 1-bedroom flat above and alterations to the shopfront and detached 2-storey dwelling at the rear.'

This application was approved but no works were carried out and the permission has expired. A previous application for an identical scheme was approved in 2013 but that had also expired.

My client is converting the existing building and using the original internal layout to create a small single dwelling. There will be a small outdoor courtyard with space for cycle storage and bins.

New double glazed heritage type sash windows have replaced to previous mixture of casement and sash ones which were rotten and beyond repair. No additional openings have been created.

The site is located within the Chapel Road Conservation Area.

It has been noted that WSCC Highways did not object to the previous conversion to two units and it is assumed therefore, there would be no objections to a single dwelling without on site parking. In fact it is not possible to provide on site parking.

With the previous application no objections were received from the County Archaeologist subject to safeguards to ensure adequate historic building recording. With this application there is no demolition and in fact no new ground works.

It is understood the storage building has been vacant for approximately 13 years. Although the previous application contended the buildings were derelict and in a poor condition my client has confirmed the site assessed by a Structural Engineer. To ensure the building is structurally sound new that wall plates have been added.

The site constitutes 'brownfield' land and it is considered a residential development should be supported in principle. The works currently being carried out improve the character of the Conservation Area and will have minimal effect on the amenities of the neighbouring properties.

Taking account of previous applications which approved two dwellings on this town centre site, it is considered that by using the present building to create one dwelling complies with the relevant Planning Policies.

D.D.Collins