

PLANNING STATEMENT

OCTOBER 2025

97 PAVILION ROAD
WORTHING
BN14 7EG

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1. INTRODUCTION

- 1.1. Well Planned have been instructed to submit an application for planning permission to Worthing Borough Council (the LPA) with regard to the conversion of 97 Pavilion Road from a four bedroom dwellinghouse, to a seven bedroom House in Multiple Occupation (HMO).
- 1.2. Well Planned offer a range of planning services and seek to work proactively with clients, architects, and the LPA, to achieve an acceptable level of development.

2. SITE DESCRIPTION

- 2.1. The application site is a two storey dwellinghouse, with a provision of accommodation across three levels.
- 2.2. The property sits at the end of a terrace of similar style properties, featuring mock-Tudor style frontages, with double-storey bays and small balconies at first floor.
- 2.3. The site is located approximately halfway along Pavilion Road, which runs East to West, opposite the junction with Woodside Road.
- 2.4. Directly to the rear of the site is the Brighton to Portsmouth railway line, and the property is sited roughly equidistance between the Worthing and West Worthing stations.
- 2.5. According to the governments flood map for planning, the site is in Flood Zone 1, a location with a low probability of flooding from rivers or seas.
- 2.6. The property is not a listed building, and is not located in a Conservation Area. It is not considered that the use of the land would have any negative impact on any nearby heritage assets, the closest of which are listed in the table below.



TYPE	NAME	LOCATION
CONSERVATION AREA	SHAKESPEARE ROAD	75M SOUTH
GRADE II LISTED BUILDING	THE RAILWAY HOTEL	520M SOUTH-EAST
GRADE II LISTED BUILDING	FOLLY TO REAR OF NUMBER 100	620M NORTH-WEST

- 2.7. The property is considered to be within a sustainable location, with good access to local amenities and public transport. The area has a [Walk Score of 85](#), making it a very walkable location where most errands can be accomplished in foot.
- 2.8. The nearby railway stations (Worthing & West Worthing) are part of the main Portsmouth to Brighton line, which runs reasonably regularly. From these stops, Brighton is around 30 minutes away, whilst Portsmouth is less than an hour. Various stops between these terminals can be used to transfer to other countryside locations. There are also a number of bus stops within a few minutes of the property.
- 2.9. As well as the local transport, the nearby shopping precinct is within a 20 minute walk, south toward Worthing Pier and the seafront.

3. PLANNING HISTORY

- 3.1. According to the LPAs online register of planning applications, only the following history exists for the site:

- AWD/1801/20 - Retrospective application for change of use of dwelling (C3) to holiday let (C1) – Refused January 22nd 2021.

4. PROPOSED DEVELOPMENT

- 4.1. At the time of applying, the property is undergoing a full renovation, including an internal reconfiguration and the construction of a rear dormer, plus additional windows to the roof. As the property is currently a lawful C3 property, it is considered that the current works fall within the remit of permitted development and can be constructed regardless of the intended proposal. As there are no Article 4 restrictions in place within the LPA jurisdiction for this property, a fall-back option will be to also convert the property to a Class C4 HMO under the permitted development rights afforded by Schedule 2, Part 3, Class L (b) of The Town and Country Planning (General Permitted Development) (England) Order 2015.
- 4.2. The proposed use of the land, for which this application has been submitted, is for a seven-bedroom HMO – this is just one additional occupier than is permitted under the Class C4 category, and is not considered to be a significant increase in what is already permitted. Indeed, there is evidence to suggest that despite the categorisation, a seven-bedroom HMO is not materially different to a six-bedroom HMO, but this application is to consider the change from C3 to Sui Generis, hence there is no doubt that permission is required.
- 4.3. The majority of work will be internal, and compliant with building regulations, which seeks to upgrade thermal and sound insulation, as well as improvements to utilities, EPC rating, and water efficiency.

GROUND FLOOR

- 4.4. Two good sized bedrooms will be located at ground floor level, both with ensembles.
 - 4.4.1. To the rear of the ground floor will be an open plan kitchen and dining area, as well as a separate utility room with additional WC. The kitchen will be adequately fitted to provide sufficient facilities for all occupiers.

FIRST FLOOR

- 4.5. A further three ensuite bedrooms, all of a good size, will be located on the first floor, in similar fashion to the existing layout.

SECOND FLOOR

- 4.6. A further two bedrooms to be located in the extended roofspace, both spacious with ensuite facilities. The rooms will both have adequate headspace, outlook, and natural light and ventilation.
- 4.7. Aside from the works falling within permitted development, which would be completed prior to any occupation (and thus prior to the implementation of a change of use), no external alterations will be required to facilitate the conversion.
- 4.8. There will be room for bicycle storage in the rear garden, accessible via the side gate.
- 4.9. A good sized forecourt allows for refuse and recycling to be stored as per the existing arrangements.

5. CONCLUSION

HMOs provide a much needed form of cost-effective accommodation across the country, and the provision of high standard HMOs is welcoming to professionals of all ages, especially when located in a sustainable area. It is considered that the project complies with local and national policy, as well as the relevant housing standards. As a change of use to a C4 HMO would be considered lawful development, the proposal to add one additional occupant to the maximum permitted under this use is not considered to be an over-intensification of the land. Should the LPA require any clarity or refinement, or wish to engage in discussion to resolve any unforeseen issues, they are invited to contact the agent without hesitancy. Otherwise, it is considered that the scheme is acceptable and planning permission should be granted.