

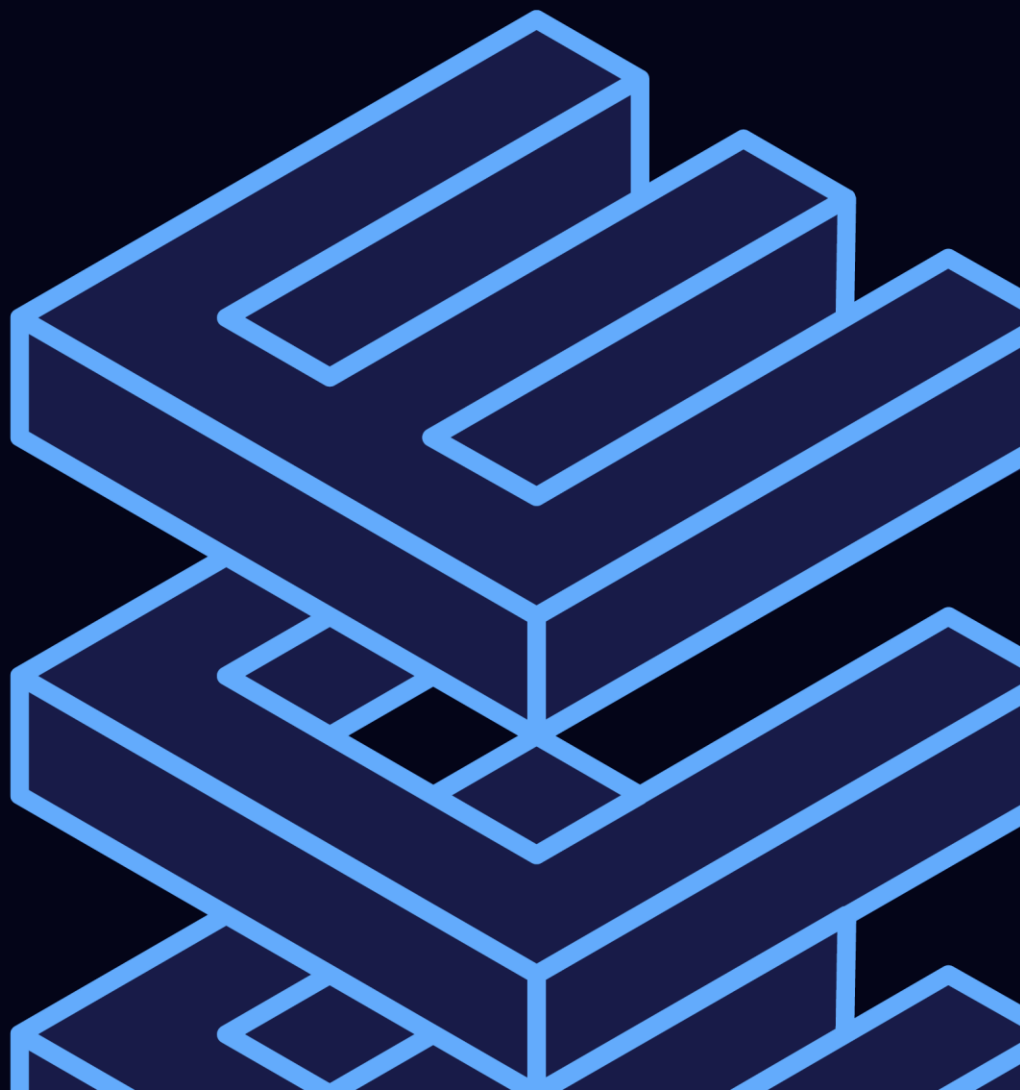


ECE Planning

Planning, Design and Access Statement

43 Aldsworth Avenue, Worthing

August 2026



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Project Name: 43 Aldsworth Avenue, Worthing

Location 43 Aldsworth Avenue, Goring-By-Sea, Worthing,
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Client: Gianfranco Ronga and Maria Hernandez

File Reference: P2345

Issue	Date	Author	Checked	Notes
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PL2	26/05/2026	R Hoad	R Hoad	Client Issue
PL3	20/07/2026	R Hoad	C Barker	Amended Client Issue
PL4	22/07/2026	R Hoad	R Hoad	Planning Issue
PL5	07/08/2026	R Hoad	R Hoad	Amended Planning Issue

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1. Introduction

- 1.1. This Planning, Design and Access Statement has been produced on behalf of **Gianfranco Ronga and Maria Hernandez** in support of a Full Planning Application for the proposed demolition and proposed replacement dwelling at 43 Aldsworth Avenue. The development description for the proposal reads:

‘Demolition of existing dwelling and erection of replacement self-build 2-storey dwelling over 3 floors with second-floor accommodation contained within a crown, pitched roof; pool house in rear garden.’

- 1.2. The proposal seeks to make efficient use of previously developed land and seeks to provide a high-quality family home for the Applicant. It is contented that these improvements to the appearance and architectural quality of the dwelling through demolition and replacement, will positively contribute to the street scene as a whole and sit in conformity to nearby redevelopment applications (as explored in further detail within this Statement).
- 1.3. This statement will cover relevant planning policy and guidance, considering effects of the proposed development and relationship with existing neighbouring properties.
- 1.4. The application for Full Planning permission is supported by the following documents and drawings/plans:
- Application Forms and CIL Forms
 - Suite of Existing and Proposed Architectural Drawings including Location and Block Plans
 - Planning, Design & Access Statement
 - Ecology Surveys comprising Preliminary Ecological Appraisal, Bat Emergence Survey Report and BNG Exemption Statement
 - Demolition Method Statement

2. The Site

- 2.1. The site is located to the west of Aldsworth Avenue, sitting in a residential area of Goring-by-Sea. The site is approximately 0.07 hectares and accommodates the existing dwelling with private driveway (see Figure 1).



Figure 1 - The Site (Source: Google Maps, 2026)

- 2.2. Aldsworth Avenue is characterised by a long row of primarily large, detached and semi-detached residential houses either side of the north/south road. The dwellings comprise an eclectic mix of different architectural designs and materials, with many including an assortment of pitched roofs and cat sliding roofs. The surrounding area has been subject to many redevelopment / renovation applications, which has been further explored in the next section of this Statement.
- 2.3. Adjacent and to the west of the site there is a designated Local Green Gap, the site itself however rests inside the Built-Up Area Boundary. The Conservation Area boundary is located approximately 175 meters north of the site (see Figure 2). The site itself is otherwise not covered by any designation.



Figure 2 – Policy Map Designations

- 2.4. The site is located on a sizeable, rectangular plot of land which is generally flat. The existing dwelling comprises a three-bedroom house, laid across two storeys with a Gross Internal Area (GIA) of approximately 151sqm. Of note, the site benefits from a private driveway to the east of the house (refer to Figure 3).



Figure 3 - Front of Property

- 2.5. To the rear, the dwelling benefits from a sizeable garden which backs on to an area of woodland and then the Fenhurst Recreation Ground. As explored later in this Statement, a Prior Approval application has recently been approved for a pool house in the rear garden of the existing dwelling and which is being bought forward within the current proposals. The site contains little vegetation along the boundaries, as illustrated in the following Figure.



Figure 4 – Garden at the Rear of Property

- 2.6. In terms of flood risk, the Government's Flood Maps for Planning has been reviewed and reveals that the whole site sits comfortably within Flood Zone 1, indicating a very low probability of flooding. Refer to Figure 5.



Figure 5 – Government's Flood Map's for Planning – Flood Risk

- 2.7. In terms of surface water flooding, the Government's Flood Maps for Planning shows that the site has a very low chance of flooding in the present day, up to a 1 in 1000 chance.

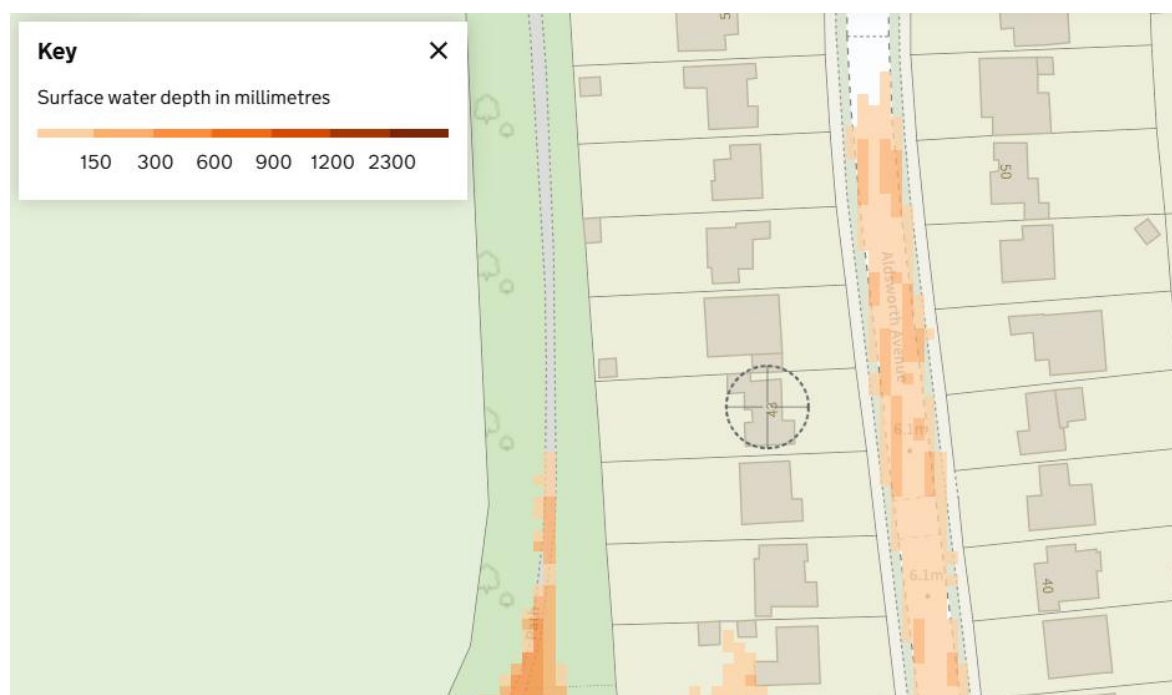


Figure 6 - Government's Flood Map's for Planning - Surface Water Flooding

3. Planning History

3.1. Site Planning History

- 3.1.1. A search of the Council's online planning register has been undertaken and reveals only one relevant planning application pursuant to the site, as set out below.
- 3.1.2. **Reference AWDM/0239/26. Application for Certificate of Lawfulness for Proposed outbuilding (pool room) in the rear garden. Permitted 22 April 2026.**
- 3.1.3. As set out previously in this Statement, an application has recently been approved for the proposed erection of an outbuilding in the garden of the existing dwelling, comprising a pool room. The approved Site Plan can be seen below:

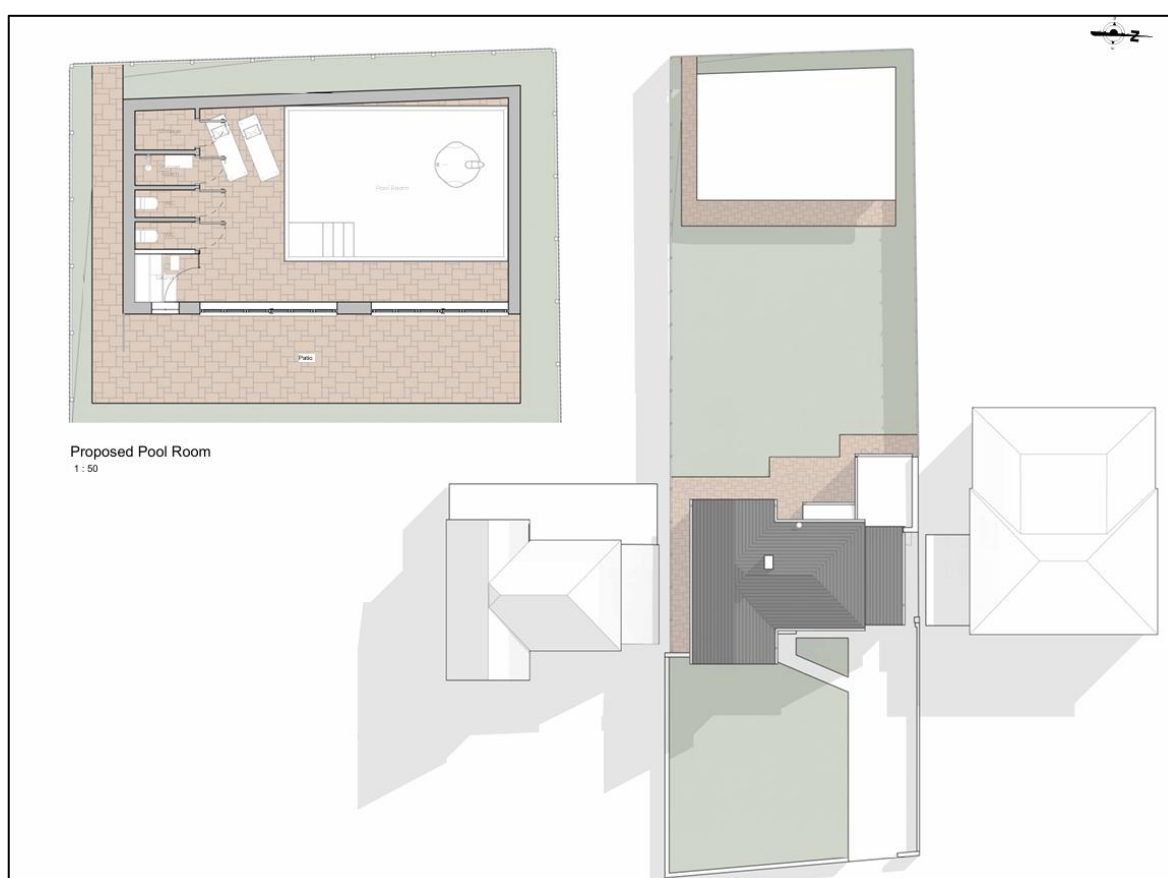


Figure 7 – Approved Pool Room Application (Reference AWDM/0239/26)

- 3.1.4. The approved outbuilding accommodating the pool house has been carried forward in the current proposals, albeit slightly amended to suit the Applicant's needs. This is discussed in further detail in Section 4 of this Statement.
- ### 3.2. Other Relevant Planning History
- 3.2.1. A search of planning applications in the surrounding area reveals that there are a large number of approved developments that incorporate a similar scope in scale, design; as well as a history of other properties being knocked down and rebuilt.
- 3.2.2. **Reference: AWDM/0551/13. Ground and first floor rear extension (re-submission of AWDM/1516/12). Permitted 12 June 2013. 45 Aldsworth Avenue, Goring-by-Sea.**

- 3.2.3. 45 Aldsworth Avenue is located directly adjacent to the north of no. 43 (the site) and received planning permission for ground and first floor rear extensions as illustrated below. This application is a clear precedent of a large home extension being permitted in the locality and resulting in a large dwelling.



Figure 8 - 45 Aldsworth Ave. Original/Approved Plans

- 3.2.4. **Reference: AWDM/0260/11. Demolition of existing detached dwelling and erection of 2 No. x 4 bedroom dwellings with integral garages. Permitted 23 November 2011. 75 Aldsworth Avenue, Goring-by-Sea.**
- 3.2.5. The above application is located further north of the site and consists of demolition of the existing dwelling and construction of two four-bedroom family dwellings. This approval sets out a clear precedent for maximising previously developed land to create large family sized homes.



Figure 9 - 75 Aldsworth Ave. Approved Reconstruction Plans (Plot 1 of 2)



Figure 10 - 75 Aldsworth Ave. Approved Reconstruction Plans (Plot 2 of 2)

- 3.2.6. **Reference: AWD/1667/18. Application for a non-material amendment to previously approved AWD/1638/17. Amendments: Change of roof tile to Sandtoft/Marley Dark Grey and change of tile hung cladding to Marley Cedral Composite Grey cladding. 38 Aldsworth Avenue, Goring-by-Sea.**
- 3.2.7. The above property is located on the same road and lies approximately 40 meters southeast of the site. This location has a history of approval for more aesthetically modern materials than other properties in the neighbourhood. The decision notice states the approval of *"sandtone/marley dark grey tiles and marley cedral composite grey cladding"*. This is similar in visuals to the proposed development at 43 Aldsworth Avenue. Furthermore, it is important to note that this dwelling comprises third floor living accommodation and contains roof lights as illustrated below.



Figure 11 - 38 Aldsworth Ave. West Front (Source: Google Images, 2026)

4. The Proposal

- 4.1. This application for Full Planning Permission seeks the demolition of the existing dwelling and erection of a replacement 4-bedroom dwelling with pool house (following prior approval consent under reference AWDM/0239/26).
- 4.2. The replacement dwelling would provide four bedrooms and has been designed to sit broadly on the same footprint as the existing dwelling to ensure no overall further projection to the east. As illustrated below, the rear (west) elevation will be extended past the existing footprint to accommodate a large open plan kitchen/dining area. An integral garage is proposed to the front of the dwelling and which would be accessed via the existing driveway. The garage would additionally be large enough to accommodate cycle storage. Refer to Figure below.

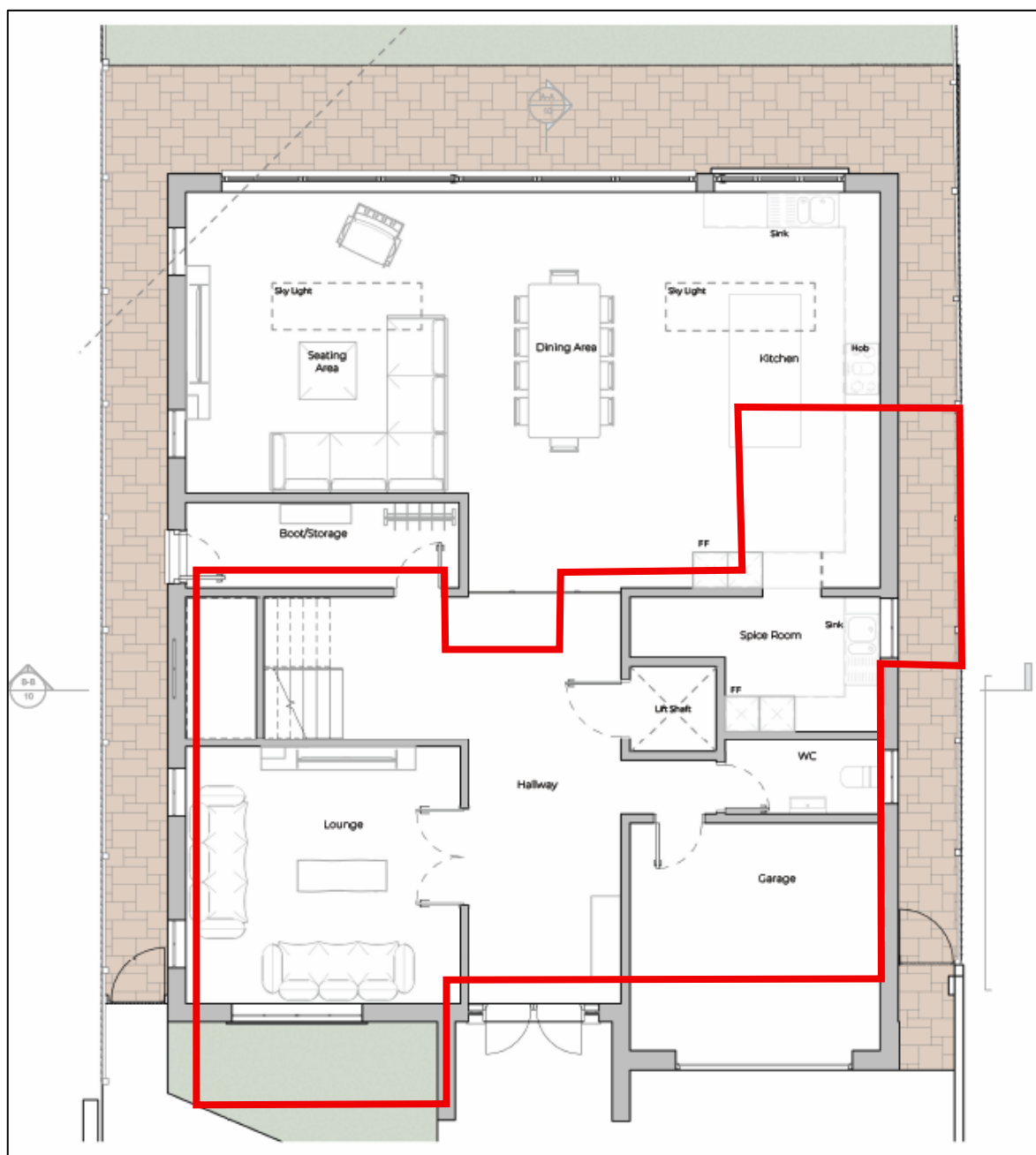


Figure 12 - Proposed Ground Floor Plan with Existing Dwelling Footprint Outlined in Red

- 4.3. The first floor would seek to accommodate the four bedrooms, along with an en-suite, main bathroom and a utility space. The proposed floorplan can be seen below, with the existing dwelling footprint outlined in red.

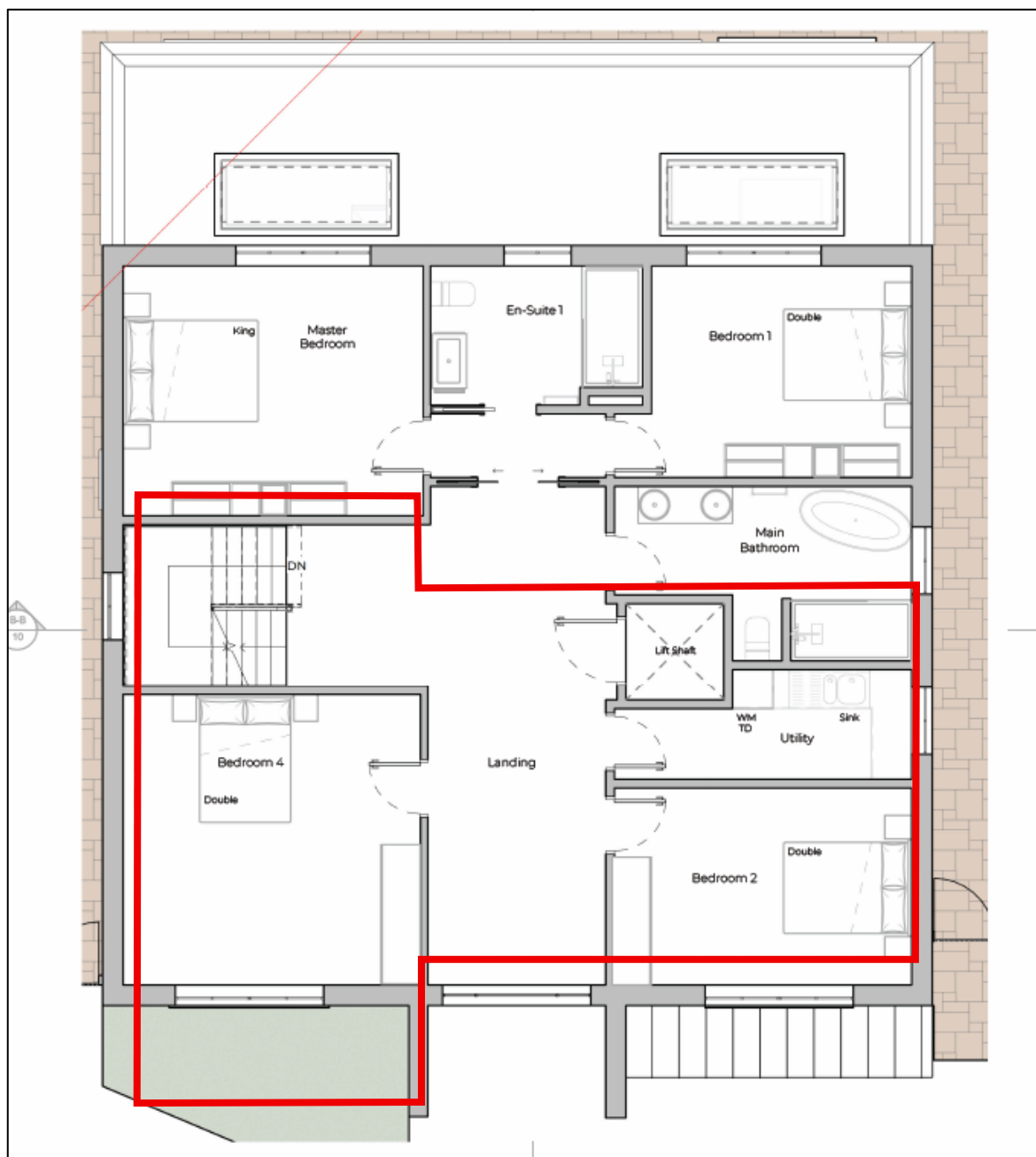


Figure 13 - Proposed First Floor Plan with Existing Dwelling Footprint Outlined in Red

- 4.4. The loft level seeks to accommodate a pottery room, music room, cinema room, storage room and a WC. A terrace is proposed to the rear of the dwelling from the pottery room and music room. Refer to Figure below. Each floor accommodates space for a lift to ensure longevity of the house for the Applicant, allowing the owners to remain in the property as their needs changes over time.

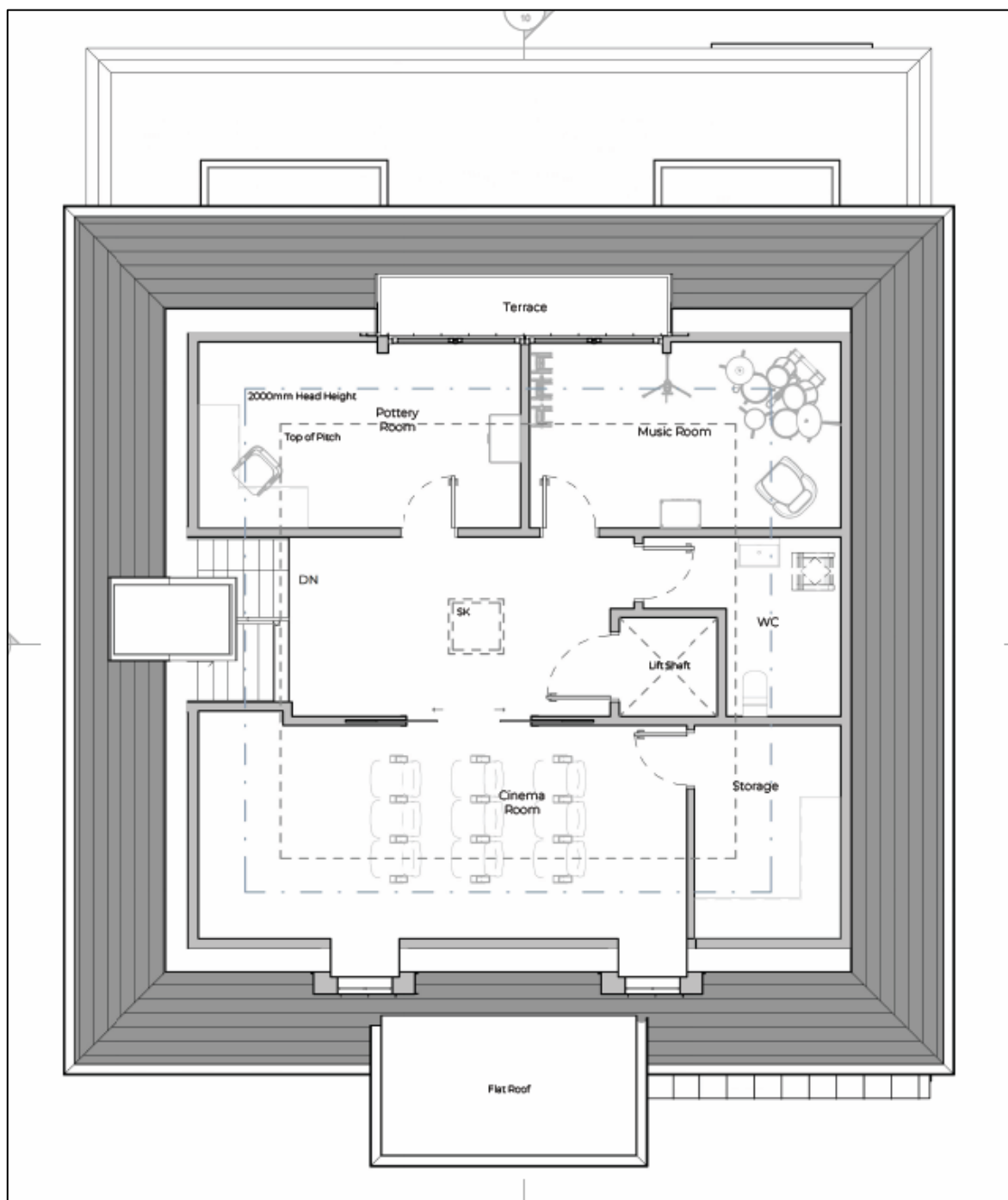


Figure 14 - Proposed Loft Level

- 4.5. As illustrated in the below Figure, the proposed dwelling is a substantial detached two-storey house with accommodation partly contained within the roof space, expressed through a steeply pitched roof and front-facing dormer windows. The design adopts a contemporary interpretation of a traditional house form, combining simple massing with a symmetrical principal elevation and a strong central entrance feature.
- 4.6. The total ridge height would be comparable to neighbours and would sit in conformity with its surroundings. This is discussed in further detail in Section 6 of this Statement.



Figure 15 - Proposed Streetscene – Front Elevation

- 4.7. The front elevation is organised around a recessed double-height entrance framed by full-height columns, creating a clear focal point and a sense of arrival. The external materials appear to comprise light-coloured rendered walls, a dark tiled roof, dark-framed windows and doors, and areas of contrasting stone cladding, with a dark garage door integrated into the overall composition.
- 4.8. The dwelling presents a balanced and ordered appearance, with well-proportioned window openings and a restrained palette of materials that contribute to a high-quality, contemporary residential character. The scale and form of the building are broken up by the roof design, dormer elements, and variation in materials, helping to add visual interest while maintaining a cohesive overall appearance.
- 4.9. The rear elevation seeks to accommodate the same materials whilst optimising glazing in the form of windows, a terrace at roof level and bifold doors at ground floor, serving the open plan kitchen / dining room. Side windows have been kept to a minimum to avoid overlooking of neighbours. Where necessary, side windows have been marked as opaque glazing.



Figure 16 - Proposed Streetscene – Rear Elevation

- 4.10. As set out in Section 3 of this Statement, an outbuilding to be used as a pool room in the rear garden has recently received Prior Approval consent under reference AWDM/0239/26. This approved pool house is bought forward as part of the current application albeit has been amended to suit the Applicants needs. Please refer to the accompanying plans for further information.
- 4.11. Whilst the proposals seek to accommodate the pool house in the rear garden, a sizeable and generous private garden will still be accommodated for the Applicant's to enjoy and to maintain the spacious character of the area.
- 4.12. It should be noted that the proposed dwelling will be constructed using Insulated Concrete Formwork (ICF) and will incorporate solar panels, delivering a significant improvement in energy efficiency and environmental performance when compared to the existing house, and thereby contributing positively to the sustainability credentials of the development.
- 4.13. For further details about the scheme, please refer to the submitted accompanying plans.

5. Policy Overview

5.1. Introduction

- 5.1.1. At the heart of the planning framework are Statutory Development plans, which seek to guide the decision-making process. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires, that where the Development Plan contains relevant policies, an application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.1.2. In this case, the relevant Development Plan comprises the Worthing Local Plan (2023).
- 5.1.3. Other material considerations include The National Planning Policy Framework ('the Framework') and Planning Practice Guidance ('PPG'). The Council also has a suite of Supplementary Planning Documents (SPDs) which are noted as appropriate.
- 5.1.4. The main relevant policies to the redevelopment are set out below but are not assessed in detail within this letter but have been fully considered in the preparation of this Planning, Design & Access Statement.

5.2. National Planning Policy Framework (NPPF)

- 5.2.1. Updated in December 2024, the following are considered the most relevant sections of the Framework applicable to the proposed development and are explored in further detail in Section 6 of this Statement:
- **Chapter 2 – Achieving Sustainable Development**
 - **Chapter 11 – Making effective use of land**
 - **Chapter 12 – Achieving well-designed places**
 - **Chapter 14 – Meeting the challenge of climate change, flooding and coastal change**
 - **Chapter 15 – Conserving and enhancing the natural environment**

5.3. Planning Practice Guidance (PPG)

- 5.3.1. The PPG was published by the Government in March 2014 and is updated regularly. The PPG supplement those overarching objectives of The Framework. The guidance provided by the PPG has been fully considered in the creation of this application and the proposed redevelopment is seen to be fully compliant with it.

5.4. Strategic Planning Policy – Worthing Local Plan (2023)

- 5.4.1. The Worthing Local Plan (WLP) was formally adopted at Full Council on 28 March 2023 and supersedes the Worthing Core Strategy (2011) and the saved policies from the Worthing Local Plan (2003).
- 5.4.2. The WLP sets out the strategic development and land-use priorities for Worthing (outside the South Downs National Park) up to 2032 and contains the policies against which development management decisions within that area will be made.
- 5.4.3. The following policies are considered to be of most relevance to the proposals and have been fully taken in to account within the preparation of this application:
- **SP1 – Presumption in favour of Sustainable Development**
 - **SP2 – Climate Change**
 - **SS1 – Spatial Strategy**
 - **DM1 – Housing Mix**
 - **DM2 – Density**
 - **DM5 – Quality of the Built Environment**
 - **DM16 – Sustainable Design**

- **DM17 – Energy**
- **DM18 – Biodiversity**
- **DM19 – Green Infrastructure**
- **DM20 – Flood Risk and Sustainable Drainage**
- **DM21 – Water Quality and Sustainable Water Use**
- **DM22 – Pollution**

5.5. Supplementary Planning Guidance / Documents

5.5.1. The following Supplementary Planning Documents are considered to be of most relevance to the proposals and have been fully considered as part of the preparation of this application:

- **Guide to Residential Development (November 2013)**
- **Space Standards SPD (Feb 2012)**

6. Planning Appraisal

6.1. Introduction

6.1.1. The principal issues in relation to this proposal are as follows:

- **Principle of Development**
- **Design, Form, Scale and Appearance**
- **Access and Parking**
- **Residential Amenity**
- **Ecology**

6.1.2. These areas will be considered independently, despite being linked to ensure a sustainable form of development.

6.2. Principle of Development

6.2.1. The application seeks Full Planning Permission for the demolition of the existing dwelling and erection of a replacement 4-bedroom dwelling with pool house at Aldsworth Avenue. The pool house has previously been granted prior approval under reference AWDM/0239/26 and has been bought forward as part of the current proposals, albeit slightly amended to suit the Applicant's needs.

6.2.2. The site comprises previously developed land located within the defined Built-Up Area Boundary, and the lawful use of the site is residential. The proposal would retain that residential use and, accordingly, no material change of use arises.

6.2.3. Policy SS1 of the Worthing Local Plan supports development within the Built-Up Area Boundary, stating that:

"Land within the Built Up Area Boundary - development will be permitted subject to compliance with other policies in the Local Plan. Development should make efficient use of previously developed land but the density of development should be appropriate for its proposed use and also relate well to the surrounding uses and the character of the area."

6.2.4. The proposal accords with this policy as it represents the efficient redevelopment of an established residential plot, with a scale, form and density appropriate to its context and consistent with the prevailing residential character of the area.

6.2.5. Policy DM1 of the Worthing Local Plan states that: *"The Council will support proposals for high-quality self-build and custom build projects that are sensitive to the characteristics of the local area."* The proposal is for a bespoke family home for the Applicant and therefore falls squarely within the aims of this policy. The replacement dwelling has been designed as a high-quality custom-build project that responds sensitively to the site and its surroundings, whilst improving the architectural quality of development on the plot.

6.2.6. Sustainable development is a core principle of the Development Plan and the National Planning Policy Framework ("NPPF"). Chapter 2 of the NPPF identifies three overarching objectives, including the aim of *"fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being"*. In parallel, Policy SP1 of the Worthing Local Plan confirms that planning applications which accord with the policies of the Local Plan will be approved without delay. The proposal represents a sustainable form of development, making effective use of an existing residential site in an established and accessible location.

6.2.7. Chapter 5 of the NPPF seeks to *"meet an area's identified housing need, including with an appropriate mix of housing types for the local community"*. Whilst the proposal does not increase the number of dwellings on the site, it would secure the retention and qualitative improvement of residential accommodation through the provision of a high-quality replacement family dwelling. In doing so, it supports the Framework's objective of delivering better housing within sustainable locations.

- 6.2.8. As set out within Section 3 of this Statement, Aldsworth Avenue displays an evolving townscape, characterised by a range of dwelling types and architectural styles, together with planning permissions for extensions, replacement dwellings and other forms of residential redevelopment. In this context, the proposal represents a logical and policy-compliant form of redevelopment. It would replace a dwelling of limited architectural merit with a high-quality contemporary family home that would make a positive contribution to the street scene and reflect the pattern of reinvestment and renewal evident in the locality.
- 6.2.9. The proposal has been developed with sustainability and design quality at its core and will be demonstrated in the sections that follow to comply with the relevant policies of the Development Plan. As a high-quality replacement dwelling on an established residential site within the Built-Up Area Boundary, and as a bespoke self-build/custom-build project supported by Policy DM1, the principle of development is fully supported by both local and national planning policy. There is therefore no objection in principle to the demolition and redevelopment proposed.

6.3. Design, Form, Scale and Appearance

- 6.3.1. The design of the proposed replacement dwelling has been carefully considered in the context of the site, the character of Aldsworth Avenue, and the relevant development plan policies. The principal policies of relevance are SP2, SP3, SS1, DM2, DM5, DM16 and DM17 of the Worthing Local Plan, together with Chapters 11 and 12 of the NPPF.
- 6.3.2. Chapter 12 of the NPPF confirms that *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.”* The proposal responds positively to this objective through the redevelopment of an established residential plot with a high-quality replacement dwelling, which seeks to incorporate a number of sustainable measures such as being constructed out of ICF and the inclusion of solar panels.
- 6.3.3. Policy DM5 requires all new development to be of a high standard of architectural and urban design, having regard to proportion, form, context, massing, siting, layout, height, scale, materials and landscaping. The proposal has been developed in full recognition of these considerations. It replaces an unremarkable existing dwelling with a more carefully composed and visually distinctive building that nevertheless remains appropriate to its setting.
- 6.3.4. Aldsworth Avenue is characterised by a varied residential townscape comprising detached and semi-detached properties of differing ages, styles and materials. The street does not exhibit a single uniform architectural language; rather, it is defined by an eclectic mix of forms, roof profiles and elevational treatments. The area has also experienced ongoing reinvestment and renewal, including extensions, alterations and replacement dwellings. In this context, a well-designed contemporary dwelling can be accommodated without appearing incongruous.
- 6.3.5. It is clear that the proposal responds positively to local precedent. As set out in Section 3 of this Statement, there are a number of examples along Aldsworth Avenue and in the surrounding area of substantial extensions, replacement dwellings and the use of more contemporary materials and design approaches. The proposal is therefore not an isolated or discordant form of development, but one which reflects the established pattern of evolution and enhancement within the locality. A visual of the proposed dwelling can be seen below, along with some relevant neighbouring dwelling examples of contemporary architecture (no. 38 Aldsworth Avenue) and double height projections on the front elevations (no. 73 Aldsworth Avenue).



Figure 17 – Proposed Visual of 43 Aldsworth Avenue



Figure 18 - 38 Aldsworth Ave. West Front (Source: Google Images 2026)



Figure 19 - 73 Aldsworth Avenue

- 6.3.6. The proposed dwelling adopts a contemporary interpretation of a traditional house form. Its massing is legible and well balanced, with a strong symmetrical front elevation, steeply pitched roof, front dormers and a clearly expressed entrance feature. The use of high-quality materials, including light render, dark roof tiles, dark-framed glazing and contrasting cladding, would provide a cohesive and refined appearance. Overall, the dwelling would present as a bespoke, high-quality family home that would enhance the visual quality of the site.
- 6.3.7. Whilst the replacement dwelling is larger than the existing house, it has been designed so that its scale remains compatible with neighbouring development and the wider street scene. The ridge height would remain broadly comparable to surrounding properties, including Nos. 41 and 45 Aldsworth Avenue. Although accommodation is proposed within the roofspace, the increase in height is limited and the building remains proportionate when viewed in relation to adjacent dwellings.
- 6.3.8. The footprint and siting of the replacement dwelling also reflect the established pattern of development. The proposed building would sit broadly in the same position as the existing dwelling, maintaining the prevailing relationship with the street and neighbouring properties. The rearward extension of the west elevation has been designed to improve internal functionality and family living space, whilst remaining appropriate to the generous plot depth and spacious suburban character of the area.
- 6.3.9. In design terms, the proposal also incorporates features that support longer-term adaptability and sustainable occupation. The internal arrangement has been developed to meet the needs of the Applicant as a long-term family home, including provision for lift access between floors, allowing the owners to remain in the property as their needs change over time. This approach aligns with wider objectives of inclusive and adaptable housing and contributes to the overall quality and longevity of the development.
- 6.3.10. The proposal has also been designed with environmental performance in mind. Policy SP2 seeks to ensure that buildings are designed to adapt to climate change, including through efficient use of water, reduction of

flood risk impacts and maximising opportunities for natural heating and ventilation. Policy DM16 similarly promotes sustainable design measures to minimise excessive solar gain and maximise passive cooling. The dwelling has been designed to achieve a high standard of construction and environmental performance, and the design approach allows for improved insulation, energy efficiency and resilience when compared to the existing building. As set out previously, the proposed dwelling will be constructed using ICF and will incorporate solar panels, delivering a significant improvement in energy efficiency and environmental performance when compared to the existing house, and thereby contributing positively to the sustainability credentials of the development.

- 6.3.11. Policy DM17 requires renewable and low-carbon energy generation equipment to be incorporated within new housing development where appropriate. The replacement dwelling provides an opportunity to significantly improve energy performance over the existing building and to integrate modern energy-efficient construction methods and technologies as part of the redevelopment. This represents a clear sustainability benefit of the proposal.
- 6.3.12. The proposal would also provide a very high standard of accommodation for future occupiers. The dwelling would comfortably exceed relevant internal space expectations for a four-bedroom home (compliant with Nationally Described Space Standards and DM2 of the Worthing Local Plan), providing generous and functional family living accommodation. This supports the creation of a high-quality residential environment in accordance with local and national policy objectives.
- 6.3.13. Taken as a whole, the proposed replacement dwelling is considered to be of an appropriate form, scale and appearance for the site. It would enhance the character and appearance of the plot, sit comfortably within the evolving townscape of Aldsworth Avenue, and comply with Policies SS1, SP2, SP3, DM2, DM5, DM16 and DM17 of the Worthing Local Plan, together with the design aims of the NPPF.

6.4. Access and Parking

- 6.4.1. The proposal is acceptable in terms of access and parking. Existing vehicular access to the site would be retained, with the established driveway continuing to serve the replacement dwelling. Accordingly, no significant change to the means of access is proposed.
- 6.4.2. The site lies in a sustainable residential location with access to local services and public transport. Bus services operate within the surrounding area and Goring-by-Sea railway station is within reasonable distance of the site. The proposal therefore benefits from a location where opportunities for travel by means other than the private car are available.
- 6.4.3. Policy DM5 requires development to create safe conditions for access, egress and active travel, whilst Policy SP3 seeks to protect and enhance safe and accessible active travel routes. The proposal complies with these objectives by retaining a safe and familiar access arrangement and incorporating garage space sufficient to accommodate cycle storage in addition to vehicle parking.
- 6.4.4. WSCC's Guidance on Parking (2020) identifies the property as within Zone 2 which generates a residential parking demand of 2.7 spaces per dwelling. The replacement dwelling would include an integral garage and retained driveway, capable of accommodating at least 3no parking spaces which is in excess of WSCC's standards. The proposal would therefore not give rise to unacceptable pressure on on-street parking or prejudice highway safety.
- 6.4.5. In summary, the proposal is considered acceptable in relation to access, parking and sustainable travel and accords with Policies DM5 and SP3 of the Worthing Local Plan.

6.5. Residential Amenity

- 6.5.1. Policy DM5 requires that development should not have an unacceptable impact on the occupiers of adjacent properties, particularly in relation to privacy, daylight/sunlight, outlook, noise and disturbance. The proposal has been carefully designed with these considerations in mind.

- 6.5.2. Whilst the proposed dwelling would be larger than the existing house, it would remain detached and situated on a generous plot with spacing to neighbouring properties. The siting of the replacement dwelling broadly reflects the position of the existing building (as previously illustrated in Figures 12 and 13), thereby maintaining the established relationship with adjacent houses and separation distances. As such, the proposal would not appear unduly dominant or overbearing when viewed from neighbouring land.

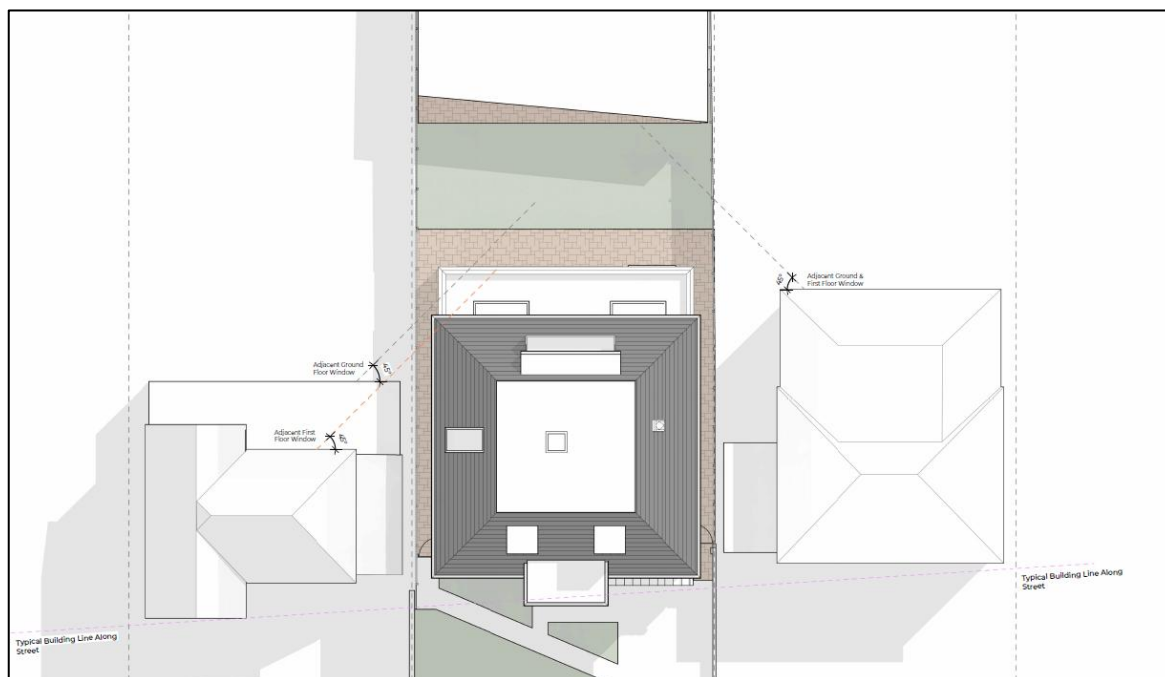


Figure 20 - Proposed Site Plan

- 6.5.3. In respect of privacy, the most extensive areas of glazing are directed towards the front and rear elevations, where separation distances and the site context reduce the potential for harmful overlooking. To the east, views are across Aldsworth Avenue towards properties on the opposite side of the road, where the normal relationship between facing dwellings in a suburban setting is maintained. Existing boundary treatments and vegetation also assist in filtering views.
- 6.5.4. To the west, the rear elevation faces the application site's retained garden and land beyond, rather than immediately adjoining residential properties. As such, glazing and the proposed terrace in this elevation would not give rise to harmful overlooking to the rear.
- 6.5.5. Side-facing windows have been limited in number in order to protect neighbouring amenity. Where necessary, glazing has been obscurely-glazed to prevent overlooking. Please refer to the accompanying plans.
- 6.5.6. In addition, privacy screening is proposed to the roof terrace to prevent oblique views towards neighbouring gardens, as illustrated in the below Figure. These measures ensure that the proposal would not result in any unacceptable loss of privacy to occupiers of adjoining properties.



Figure 21 - Proposed Roof Terrace Privacy Screening

- 6.5.7. With regard to outlook and light, the replacement dwelling has been designed so that its increased scale remains proportionate to the plot and neighbouring context. The spacing between buildings, the detached form of development, and the limited increase in ridge height all reduce the potential for material harm in terms of overshadowing, enclosure or loss of outlook. Any impacts would be consistent with what might reasonably be expected within an established suburban area characterised by large detached dwellings.
- 6.5.8. The proposal would not generate levels of noise, activity or disturbance beyond those typically associated with residential use. Vehicular movements would remain domestic in nature and comparable to the existing lawful use of the site. There would therefore be no significant adverse effect on neighbouring living conditions arising from the use of the site.

- 6.5.9. The proposal would also provide an excellent standard of amenity for future occupiers, with generous internal accommodation, good levels of natural light, private garden space and functional family living areas. The dwelling would therefore secure a high-quality living environment for future residents.
- 6.5.10. Overall, the proposal has been designed with due regard to the amenities of neighbouring occupiers and would not result in unacceptable harm in terms of privacy, outlook, light, noise or general disturbance. The proposal therefore complies with Policy DM5 of the Worthing Local Plan.

6.6. Ecology

- 6.6.1. This application is supported by a Preliminary Ecological Appraisal document which has been prepared by EAS Ltd, and a Bat Emergence Survey Report which has been prepared by South Downs Ecology.
- 6.6.2. In summary, the Preliminary Ecological Appraisal identified the potential for bat roosting within the existing dwelling, requiring further survey work. Subsequent bat emergence surveys confirmed the presence of an occasional day roost and a small maternity roost of common pipistrelle bats.
- 6.6.3. A European Protected Species Mitigation Licence (or Bat Earned Recognition Licence) will be secured prior to demolition, with appropriate mitigation and replacement roosting features incorporated into the proposed development.
- 6.6.4. Subject to the implementation of the recommended mitigation and enhancement measures, the ecological assessments conclude that the development will have a negligible residual impact on biodiversity and will comply with relevant national and local planning policies.
- 6.6.5. This application is also supported by a BNG Exemption Statement which confirms that, as the site measures under 0.2ha and does not impact any onsite priority habitat, the site is exempt from BNG requirements.
- 6.6.6. Please refer to the accompanying documents and surveys for further information.

7. Conclusion

- 7.1. This Planning, Design and Access Statement has been prepared in support of a Full Planning Application for the demolition of the existing dwelling and erection of a replacement 4-bedroom dwelling with pool house at 43 Aldsworth Avenue, Worthing.
- 7.2. The proposal relates to a previously developed residential site located within the Built-Up Area Boundary, where the principle of redevelopment is supported by the spatial strategy of the Worthing Local Plan. The proposal would retain the lawful residential use of the site and deliver a high-quality replacement dwelling that makes efficient use of the land in a sustainable location.
- 7.3. The proposed dwelling has been carefully designed to respond positively to the character of Aldsworth Avenue and its surrounding context. In terms of its design, form, scale and appearance, the proposal is considered to represent a high-quality and policy-compliant form of development that would enhance the visual quality of the site and make a positive contribution to the street scene.
- 7.4. The scheme has also been shown to be acceptable in relation to access and parking, residential amenity, flood risk and ecology. It would provide a high standard of accommodation for future occupiers whilst avoiding unacceptable harm to the amenities of neighbouring residents.
- 7.5. Overall, the proposal represents a sustainable and well-considered form of development that accords with the relevant policies of the Worthing Local Plan and the guidance contained within the National Planning Policy Framework. The application is therefore considered to be acceptable in planning terms, and planning permission is respectfully sought.

