

Design & Access Statement for:

Site Address: 9 Station Road (Rear of Dovetail Interiors), Tarring, Worthing, West Sussex, BN11 4SS

Date: 14th February 2025



Nigel Locke Planning Consultant, 55-57 Sea Lane, Rustington, West Sussex, BN16 2RQ. T: 07470 512090; E: planningappeals@gmail.com; W: www.nigellockeplanning.vpweb.co.uk

The Site, Surroundings and Use



The property comprises a two storey building situated in the corner of Tarring Road and Valencia Road.

There is a retail shop on the ground floor with storage behind and residential accommodation above.

The property forms part of a local shopping parade directly opposite West Worthing Railway Station. It is in an extremely accessible and sustainable location with bus services close by, as are local schools and shops etc. The property is within easy reach of Worthing Town Centre.

The retail use will continue with only 13 square metres of the existing A1 use being incorporated into this proposal, which leaves the retail area with 60 square metres.

The building to the rear of the shop will be extended and converted to residential use, which is considered appropriate for the area.

This will rejuvenate and improve this corner site with a development very similar to that carried out on the opposite corner of Tarring Road and Valencia Road, which was No. 10 Station Parade and this was developed under planning reference: WB/11/0217. That application was for the conversion of the rear part of the retail shop to residential plus ground and first floor extensions to create five new dwellings.

This proposal is for the redevelopment of a brownfield site that will provide an extra small residential unit in this sustainable location.



Residential development opposite the site

Amount

The proposal is to provide one ground floor flat, which will be partly converted from the existing building and partly from a new rear extension.

The retail premises will continue with only a slightly reduced floor area of 60 square metres.

The flat will have an overall floor area of about 51 square metres and this together with the room sizes comply with Worthing Borough Council's Internal Space Standards and also the Government's Nationally Described Space Standards.

Scale



The scale of the main part of the property will not be increased.

There will be just a small extension of the building's footprint to the rear to the ground floor only. This will present a building similar in scale to the one developed opposite on the corner of No. 10 Station Parade and Valencia Road.

The extension will form a continuation of the existing building line along the Valencia Road frontage and will integrate well into the existing street scene.

The property occupies a corner position and the main façade of the building will not change.

The proposed conversion and extension along the Valencia Road frontage will incorporate similar architectural design features such as similar window styles and parapet walls to the recent development opposite.

Materials will match the existing property and opposite development.

The proposal will visually improve the property and will integrate well into the Valencia Road street scene.

Layout



Internal Layout

At present to the rear of the shop is a small storage area and this will be incorporated into the proposed new dwelling together with a rear extension.

The accommodation will comprise:

- Living area of about 24 square metres with access to a separate kitchen area of 6.5 metres.
- A separate bathroom.
- WC of about 12 square metres.

All room sizes comply with Worthing Borough Council's Internal Space Standards.

External Layout

The flat will be approached via a self-contained entrance off Valencia Road.

To the rear of the flat and accessed via double doors from Valencia Road will be a secure cycle and bin store as shown on the application drawings.

There is no car parking space available to this flat but it is in a highly sustainable location in terms of transport including being

directly opposite West Worthing Railway Station. The location will mitigate the need for car use. There is on street parking available in the roads nearby.

Landscaping

There is no outside garden space with the proposed flat but this is not uncommon in such a location. It is about $\frac{3}{4}$ of a mile of Worthing Seafront and Worthing's many recreational spaces.

Access

The flat can be accessed via a level threshold at street level to assist occupiers or visitors with mobility difficulties.

The highly sustainable location means that it has extremely good access to public transport with bus stops and West Worthing Railway Station directly opposite.

Planning Policies

Local Planning Policies

Relevant policies in the Worthing Local Plan Saved Policies and the Core Strategy have been taking into consideration as follows:

Policy H18 of the Worthing Local Plan

This policy relates to neighbour amenity.

This proposal is on the ground floor well away from other properties and therefore there will be no overlooking or lack of privacy to adjoining properties. Also there will be no loss of sunlight, daylight or overshadowing to adjacent properties by virtue of this proposal.

Policy 8 of the Core Strategy

This policy relates to housing mix.

This one/two person residential unit will provide a well laid out small housing unit in an accessible location and will add well to the mix of housing in the area. It will also add a windfall site to the council's housing numbers and assist in them reaching their housing targets.

Policy 16 of the Core Strategy

This policy relates to the built environment and design.

The proposed conversion of an existing storage building together with the proposed extension makes efficient use of a relatively dead space at the rear of the property to provide a small housing unit that is well designed in terms of internal layout and exterior appearance.

It will visually improve this corner site.

Policy 17 of the Core Strategy

This policy relates to sustainable construction.

It is considered that the proposal is sustainable in terms of construction, location, transport, the local environment and economy.

Policy 19 of the Core Strategy

This policy relates to sustainable transport.

In this case the property is in an extremely sustainable location in terms of public transport and accessibility local shops, amenities and services.

Policy CS4 of the Core Strategy

This policy relates to employment.

The existing retail use at the front of the building will not be affected by this proposal.

The National Planning Policy Framework

This is a material consideration in all planning applications and I set out below the policies contained in the NPPF that I consider relevant to this application.

Page 2: Achieving Sustainable Development

Paragraph 7 states that: There are three dimensions to sustainable development: economic, social and environmental.

These dimensions give rise to the need for the planning system

to perform a number of roles:

- an economic role
- a social role
- an environmental role

Economically the development will add vitality to the local community and economy and potentially result in a level of new investment in the locality.

It is considered that the construction activities associated with the development could also support the local economy in terms of the use of local shops, services and facilities.

It will add well to the housing mix in the area and paragraph 50 of the NPPF states that Local Authorities should plan for a mix of housing within communities.

There will be no adverse affect upon the local environment.

Section 4: Sustainable Transport

As previously set out in this statement the site is in a highly sustainable location in terms of transport.

Core Planning Principles

Paragraph 17 states that planning should:

- Not simply be about scrutiny, but instead be a creative

exercise in finding ways to enhance and improve the places in which people live their lives;

- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and building;
- Support the transition to a low carbon future in a changing climate.

Section 6: Delivering a Wide Choice of High Quality Homes

Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development.

Paragraph 50 states that local authorities should deliver a wide choice of high quality homes and plan for a mix of housing to suit the needs of different groups within the community.

Section 7: Requiring Good Design

Paragraph 56 states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 57 states that it is important to plan positively for the achievement of high quality and inclusive design for all

development, including buildings, public and private spaces and wider area development schemes.

Paragraph 58 states decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Optimise the potential of the site to accommodate development;
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Are visually attractive as a result of good architecture and appropriate landscaping.

Paragraph 59 states that design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

Paragraph 60 states that planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through

unsubstantiated requirements to conform to certain development forms or styles.



Paragraph 61 states that visual appearance and the architecture of individual buildings are very important factors but securing high quality and inclusive design goes beyond aesthetic considerations.

These Framework Policies emphasise the importance of inclusive design, which functions well for the lifetime of the development creating attractive and comfortable places to live. They also emphasise the importance of sustainable development.

The proposal will maximise the site's potential for development without adversely impacting upon neighbour amenity.

The golden thread running through the National Planning Policy Framework is a presumption in favour of sustainable development, and it is considered that this is a highly sustainable development proposal.

Sustainable features for this proposal include its highly sustainable and accessible location.

It is the redevelopment of a brownfield site.

It will contribute to the local economy.

It will have no adverse affect upon the local environment.

Energy and water saving measures will be incorporated in the build including low or dual flush WC system. A rated domestic and heating appliances will be fitted.

Materials will be sourced locally from sustainable sources where

possible and site waste will be carefully managed.