Development Control – Delegated Officer Report

Application Number: AWDM/0675/25 **Recommendation: APPROVE**

Site: 2 Gannon Road Worthing West Sussex BN11 2DT

Proposal: Conversion of first and second floor flats back to a single dwellinghouse

Date of site visit: NA

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is located on the eastern side of Gannon Road. It contains a semi-detached two storey building in use as two flats. Both flats are accessed via a single door to the front with separate internal access from the hallway. The ground floor flat is a two/three bedroom unit and the first floor flat has two bedrooms.

The site is not within a conservation area and does not contain a listed building or structure. There are no trees protected by tree preservation orders that would be affected.

Proposal

The proposal is to convert the building back into a single dwellinghouse. The proposal would result in reinstatement of the property to a four-bedroom dwellinghouse.

No external works are proposed.

Relevant Planning History:
None

Consultations:
West Sussex Country Council (as LHA)

The proposals are not envisaged to result in any particular highway issues. No highway objection would consequently be raised.

Southern Water:
From reviewing the submitted documents, Southern Water has concluded that the applicant is proposing to use the existing drainage scheme. Therefore, we have no objections.

WSP (drainage comments): Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development we would recommend the approval of the application.

Environmental Health Private Sector Housing: No response

Environmental Protection:

I recommend the following be attached to any permission granted. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times. Monday - Friday 08:00 - 18:00 Hours Saturday 09:00 - 13:00 Hours Sundays and Bank Holidays no work permitted Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works. Reason: To safeguard the residential amenity of the area.

Representations:
One received in support:

I have scrutinised the applicants submitted and filed application. I support the applicants submitted application unreservedly. The applicants have lived in the building for a significant number of years and have two children. The two children are (as is usual) growing in size and have greater needs including reasonable spaces of their own so that they can continue to thrive and develop in order to reach their potentials whilst minors and enjoying local amenities including their local schools. There is a need for larger family homes in Worthing and, it would be unfair to reject the submitted planning application. The application is made for cogent reasons and the applicants should succeed in obtaining planning permission and the consent that they are seeking

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM1, DM2, DM5, DM15, DM16, DM17, DM18, DM20, DM22
National Planning Policy Framework (2024)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Planning Assessment

Principle of development

Policy DM1 seeks to resist the loss of existing homes. The proposal would result in the loss of one residential unit. The policy states that “Planning applications that result in the loss of residential accommodation will not be permitted unless one or more of the following exceptions apply”. Of the outlined criteria the one most relevant is “vi) applications for the conversion of flats or Houses in Multiple Occupation (HMO) back to family sized homes will be considered on their merits taking account of other considerations including, for example, amenity considerations and evidence regarding the need for family homes”.

While both units appear to meet the nationally described space standards, the first floor unit does not provide any amenity space for the residents.

As set out in Worthing's Strategic Housing Market Assessment, the trend for new dwellings has been for smaller units which "contributes to above average levels of overcrowding and constraints growth in family households". It is noted that there is a need for a mix of units and that 10-20% of market units should have four or more bedrooms.

In light of this, whilst there would technically be a net loss of 1 dwelling, this proposal would provide an opportunity to raise the standard of accommodation and provide a high-quality larger family home, returning the property to its original use. On balance, the benefits of reinstating a good-sized family home outweigh the loss of one unit, and the proposal is therefore acceptable in principle.

Visual Amenity
There are no external changes proposed so there will be no impact on the streetscene.

Standard of accommodation
The proposal will reinstate a four-bedroom home. The rooms are an acceptable size and the floorspace of the dwelling meets space standards. One small box room is a common feature in homes of this period and in the context of other good sized bedrooms is acceptable. The home would have a rear garden providing adequate amenity space for all residents.

Impact on neighbouring residents
The conversion back to one dwellinghouse is not considered to have an impact on neighbouring amenity in terms of the intensity of the use as the number of residents will likely be similar to the existing situation.

Hour of work has been recommended as a condition to reduce neighbouring impacts during implementation.

Transport and highways
The proposal does not affect access arrangements to the property. There is space within the rear garden to provide cycle spaces. The LHA has raised no objection to the proposal.

Drainage
The proposal does not result in a change in the vulnerability of the use on site and there is no increase in permeable area. The development is therefore acceptable in relation to policy DM20 which relates to flooding.

Biodiversity net gain
Biodiversity net gain is not applicable due to the nature of the development as a conversion.

CIL
The development is not liable for CIL as no additional floorspace is being created.

Recommendation

The conversion of this property back to a single-family dwelling would be consistent with the character of the street scene which consists of both retained single dwellings and converted houses. The property is sustainably located within easy walking distance of schools and public transport. A good standard of family housing would be provided for the future occupiers. On balance, the loss of a dwelling unit is considered acceptable as it would reintroduce a good-sized home in this location.

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Hours of work

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

New address

Is recommendation contrary to letter(s) of representation? N

Case Officer: Louise Prew Date: 22/07/2025

Authorised by: Peter Barnett Date: 23 July 2025