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Planning Department,
Worthing Borough Council,
Worthing Town Hall,
Chapel Road,
Worthing,
West Sussex,
BN11 1HA

AK/A01/BDR

Managing Director
Stuart Eatock RIBA

Directors
Craig Boddington MCIAT
Adam King ARB
Paul Jacob RIBA
Paul Fender RIBA
Adam Staniforth FCCA
David Upton RIBA

ECE Architecture Ltd
Registered in England
No 2360025
VAT No 587 6025 10

Registered Office
Amelia House
Crescent Road,
Worthing BN11 1QR

Dear Sirs,

Planning Application for a single 3-bedroom detached dwelling

5 Birkdale Road, Durrington, Worthing, BN13 2QY

We write on behalf of our client, Eversley SPV Ltd. in support of a planning application for the demolition of the existing garage and outbuildings at 5 Birkdale Road and the erection of a new detached three-bedroom dwelling in their place.

The application site forms the curtilage of 5 Birkdale Road, a semi-detached house believed to have been constructed in the 1970s. The site extends to approximately 360 square metres (0.036 hectares) and includes the existing house, a garage and a collection of piecemeal outbuildings to the side and rear of the property.

The existing outbuildings are in a poor and dilapidated condition, make no positive contribution to the site or its surroundings and serve no meaningful functional purpose. Their removal and replacement with a well-designed new dwelling represents a clear and sustainable opportunity for residential infill development on previously developed land within an established residential area.

To the east of the site, at 1-3 Birkdale Road, is a commercial use run by Simpson Electrical, which operates from a large single-storey building. The relationship between the proposed dwelling and this neighbouring use has been given careful consideration in both the siting and design of the new house, as set out further below.

The surrounding area is characterised by residential properties of a similar era, many of which share the same distinctive architectural language — brick piers, tile hanging between floors, rendered ground floor panels and ribbon window arrangements at first floor level. This established character has been central to our design approach.

The proposal involves the demolition of the existing garage and outbuildings and the construction of a new detached three-bedroom dwelling. The existing house at 5 Birkdale Road will be retained and refurbished. The new dwelling has been designed to comply with the Nationally Described Space Standards (NDSS) and is two storeys throughout, with a gable-fronted form that addresses the street positively and is consistent with the surrounding residential context.

The proposed dwelling has been designed as a modern reinterpretation of the existing architectural character rather than a direct imitation of it. The intention is to create a building that is clearly of its time whilst remaining firmly grounded in its context, complementing both the existing house and the wider street scene whilst meeting current energy efficiency standards.

The existing house at 5 Birkdale Road is characterised by prominent brick piers, concrete tile hanging between ground and first floor levels, a rendered ground floor and a ribbon window arrangement at first floor, a composition that is repeated across many properties in the immediate area. The proposed dwelling adopts this same compositional approach and updates it as follows;

- Brick piers of the same proportions as those on the existing house, providing visual continuity and rhythm across both properties
- Vertical larch cladding between the piers, replacing the concrete tile hanging of the original with a natural, contemporary material that will weather and soften in character over time
- A ribbon window arrangement at first floor level, with metal panels between the windows to maintain the established visual characteristic of the street whilst achieving current thermal performance requirements
- Timber cladding to the gable facing the street and to the rear gable, reinforcing the more modern character of the proposal whilst maintaining a cohesive material palette

The resulting building is considered to strike an appropriate balance between contextual sensitivity and quality, contributing positively to the street scene without seeking to create a pastiche of the original.

The siting of the proposed dwelling has been carefully considered in relation to the commercial use at 1-3 Birkdale Road. Simpson Electrical operates from a large, single-storey building to the east of the application site, with the boundary between the two defined by an existing fence and hedgerow, both of which are to be retained. The proposed dwelling is set approximately one metre from the angled eastern boundary, with this separation increasing toward the front of the site as a result of the plot geometry.

Whilst the proposed two-storey dwelling will naturally read as taller than the single-storey building in the street-scene, the separation distance, combined with the retention of the existing boundary treatment, ensures that the relationship between the two buildings is respectful. There is no undue overlooking, overshadowing or sense of enclosure to the building or its external areas.

The existing arrangement provides a single crossover centrally positioned along the site frontage, serving the existing garage and parking areas. The proposal removes this crossover and replaces it with two new separated crossovers, each providing two parking spaces; one pair serving the existing house and one pair serving the new dwelling. This represents a net improvement to the street frontage, with a clear and orderly parking arrangement replacing the existing ad hoc provision.

New soft landscaping is proposed to the frontage of both properties, with new tree and hedgerow planting introduced to soften the appearance of the parking areas and contribute positively to the streetscape. Bin storage for the new dwelling is provided at the front of the plot in an accessible but unobtrusive position. To the rear, both the existing and proposed dwellings benefit from private garden areas, each including a timber outbuilding to provide secure cycle storage.

The application site extends to approximately 0.036 hectares, which is significantly below the 0.2 hectare threshold at which Biodiversity Net Gain requirements will be exempt under forthcoming amendments to the regulations. It is our understanding that this exemption is due to come into effect in the near future and is anticipated to be in place during the determination period for this application.

On this basis, we do not consider that a Biodiversity Net Gain Assessment is required as a validation requirement and respectfully request that the application be validated and processed accordingly. Should the Council require any further clarification or supporting information on this point, we would be happy to provide it promptly.

The following documents are submitted in support of this application:

- Planning application forms and certificates
- Architectural drawings — existing and proposed
- Tree survey, Arboricultural Impact Assessment and Tree Protection and Replacement Plan

Overall, the proposed development represents a straightforward and well-considered opportunity to bring forward a new home on a brownfield site within an established residential area of Worthing. The existing outbuildings make no positive contribution to the site or the street and their removal is strongly supported. In their place, the proposed dwelling offers a thoughtfully designed, NDSS-compliant home that responds sensitively to its context, sits comfortably alongside the existing house and makes a positive contribution to the character of the street.

We trust that this letter and the accompanying drawings and documents provide the information required to determine this application and would welcome the opportunity to discuss any aspect of the proposal with the Case Officer.

Yours faithfully,

ECE Architecture



Adam King
Director, BA (Hons) BArch