Expiry Date - 17/07/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0654/25 Recommendation – APPROVE

Site: 56 Marlowe Road Worthing West Sussex BN14 8EY

Proposal: Construction of two-storey attached dwellinghouse

Date of site visit: 12.08.25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site comprises the south eastern part of a garden belonging to a 2-storey, end-of-terrace house occupying a corner plot on the north side of Marlowe Road with the junction with Sheridan Road. Marlowe Road comprises a residential road comprising terraces of mid-20C housing. Sheridan Road comprises primarily semi-detached housing. The properties are set back from the road with a mixture of walling and fencing to the boundaries.

The application site comprises the front, side and rear garden of No 56 which comprises low walling to the front and approx. 1.8m high close boarded fencing to Sheridan Road. The garages associated with the properties are to the north and face onto Sheridan Road.

Proposal

Permission is sought for a new 3-bedroom terraced house attached to the South eastern side of the existing house. The new dwelling would align with the front of the terrace and has been designed to match the design and proportions of the existing dwelling (although slightly narrower) with a simple single storey extension to the rear. The proposal similarly would extend into the loft space although only lit with rooflight windows to the front and rear. Parking provision for the new house would consist of one of the existing garages and forecourt. The existing dwelling would retain 2 garages and the hard surfaced area to the front.

Relevant Planning History:

91/05511/FULL- PROPOSED TWO STOREY EXTENSION TO SIDE ELEVATION- REFUSED
93/05449/FULL- SINGLE STOREY SIDE EXTENSION- REFUSED

93/05450/FULL- PROPOSED SINGLE STOREY EXTENSION-APPROVED

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98/00878/FULL- Extension to existing garage- APPROVED

99/00311/FULL- Retrospective application for the use of double garage for the storage and retail of hairdressing products- APPROVED

Consultations:

WSCC Highways

Access and Visibility

A new vehicle access point is proposed on Marlowe Road fronting the proposed dwelling. From inspection of WSCC mapping, there are no apparent visibility concerns with the proposed access point.

Any new vehicular access onto publicly maintained highway is subject to a licence obtainable from WSCC Highways Authority. No works can be commenced on the highway prior to the licence being obtained.

The LHA would advise that this area is subject to a policy that a licence would not be granted for the proposed access works, as second accesses are currently not permitted in urban areas, and the proposed access point is within 10m of a junction. Therefore, the access proposals are contrary to the WSCC Vehicular Cross Over: Application Criteria guidance. The applicant is encouraged to ensure that their access proposals align with the above guidance, which can be found at the following link: https://www.westsussex.gov.uk/media/20290/vco_guidance_notes.pdf

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Parking

The plans demonstrate off-street parking to the site frontage and within an existing garage. The existing garage is to be retained for the storage of bicycles. As per the above comments, the access proposals are currently contrary to current WSCC policy, so the proposed parking provision would also not be able to be implemented as demonstrated in the plans. As such, the LHA is considering the proposals based on the use of the existing garage only. It should

be noted that garages are considered 0.5 car parking spaces under WSCC Parking Standards.
The WSCC Car Parking Demand Calculator indicates that a dwelling of this size and location would require two car parking spaces. As such, any overspill parking would have to be accommodated on-street. There are parking restrictions in place that prohibit vehicles from parking in places that would be detrimental to highway safety. So, whilst no highway safety concerns would be raised in regards to the shortfall in parking provision, the LPA are advised to consider the potential impacts on on-street parking from an amenity point of view.

Sustainability

The site is situated in a sustainable location within walking/cycle distance of local services, amenities and public transport connections in Worthing. Cycling is a viable option in the area and residents need not rely on the private car for travel in the area.

Conclusion

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition and informative should be applied:

Condition
Car parking space (details required)
No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use.

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.
Additional information about the licence application process can be found at the following web page:

https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/

Southern Water

Construction of the development shall not commence until details of the proposed means of surface water drainage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

Adur and Worthing Councils:

The EHO (Public Health)
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.

Drainage Consultants WSP

Following a review of the submitted information, we have no objection on surface water grounds. We note that insufficient information has been provided regarding the proposed surface water drainage strategy; however, this can be provided at the detailed design stage under conditions. Therefore, due to the site, size, location, and type of development, **we would recommend the approval of the application** with the following conditions attached:
Condition 1: Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control SuDS in consideration of the National Standards for Sustainable Drainage Systems and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in

100) plus climate change critical storms. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any infiltration drainage. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Adur & Worthing Council.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan 2020-2036 (WBC 2023): Policies:
SP1 (Presumption in Favour of Sustainable Development)
SS1 (Spatial Strategy)
DM1 (Housing Mix)
DM2 (Housing Density)
DM5 (Quality of the Built Environment)
DM15 (Sustainable Transport and Active Travel)
DM16 (Sustainable Design)
DM17 (Energy)
DM20 (Flood Risk and Sustainable Drainage)
DM22 (Pollution)

National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPD ‘Space Standards’ (WBC 2012)
SDP ‘A Guide to Residential Development’ (WBC 2013)
CIL Charging Schedule (Aug 2021)

Planning Assessment

Principle of Development

The Worthing Local Plan was adopted on 28th March 2023 (base date of Plan 2020). Policy SS1 sets out the Housing supply over the period 2020-2036 and gives a total figure of 3672 (an annual target of 230 dwellings per annum).

Paragraph 78 of the NPPF (2024) requires that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should, in addition, include a buffer (moved forward from later in the plan period) of:
a) 5% to ensure choice and competition in the market for land; or

b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or
c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of the Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.

The most recent 5 Year Housing Land Supply (5YRHLS) position for Worthing (as at 01/04/2023) demonstrates a 6.3 years supply applying a 20% buffer as at that time Worthing had failed the then current Housing Delivery Test (HDT) (2022 published December 2023).

However, the most recent HDT 2023 (published December 2024) shows that Worthing scored 107% and therefore faces no consequences from the HDT.

Having a 5YRHLS position and having passed the HDT with no consequences means that for Worthing Paragraph 11 c) of the NPPF applies which states: '*For decision-taking this means: c) approving development proposals that accord with an up-to-date development plan without delay* '.

Visual Amenity

The spatial strategy for development in the adopted Worthing Local Plan is to achieve the right balance between planning positively to meet the development needs of the Borough whilst continuing to protect and enhance the Borough's high quality built environments and open spaces. An overarching objective is to maximise appropriate development on 'brownfield' (previously developed) land and increase the rate of housing delivery from small sites.

Local Plan Policy DM2 sets out a design-led approach to determining the capacity of development sites, with particular consideration given to the site context and the character of the area in which it is located.

Policy DM5 requires all new development to respect and enhance the character of the site and the prevailing character of the area, stating that new development should make a positive contribution to the sense of place, local character and distinctiveness of an area. The supporting test to this policy states at paragraph 5.65 that private residential gardens within the built-up area are excluded from the definition of brownfield (previously developed) land and that inappropriate development of residential gardens will generally be resisted, although may be acceptable in some circumstances. It states that applications for the development of private gardens will be considered carefully and each case will be determined on its own merits taking into consideration the size and shape of the garden, impact on neighbouring properties, biodiversity, density and the character of the area.

The Council's SPD 'A Guide to residential development' acknowledges that some infill development can provide a welcome addition to the Borough's housing stock. However, paragraph 4.33 makes it clear that infill development requires sensitive design and good landscaping if new buildings are to be fitted successfully into small sites in established residential areas. It states that insensitive infilling that will negatively impact on an areas character or amenity will be resisted.

The proposed end-of terrace house has been designed to match the form, layout, proportions, detailed design and external finishes of the existing terrace.

The proposed new dwelling would be provided with an enclosed rear garden Approx. 5m wide and maximum 14m deep approx. (70sqm). The fencing would be retained to the side boundary with Sheridan Road and walling to the frontage.

The dwelling would be a minimum of 0.8 from the boundary with the footpath with Sheridan Road but will increase in width to the front of the dwelling to the boundary and will be set back 5.5m from the Marlowe Road boundary.

There are a mix of dwellings facing onto this junction with No 54 to the southeast having a single storey extension to the side and enclosed by fencing and hedging to the boundary. No 55 Sheridan Road is a different style of dwelling which turns the corner and has a forward extension to Marlowe Road. It has parking and a driveway to the front. On the opposite corner is very different style with a short terrace fronting the junction. There is not therefore any underlying character on this junction and with the proposed design and set back it is considered the proposed new dwelling would not appear cramped or unduly assertive in the street scene as to warrant refusal on this ground.

Residential amenity – Future Occupiers

The proposed 3 bedroom dwelling would have a double and 2 singles bedrooms and have a GIA of approx. 96sqm, which would meet the minimum internal space standard for a 3-bedroom 5-person house set out in the Government's nationally described space standards.

All the main habitable rooms would be provided with an aspect to the front or rear. The third single bedroom is in the loft space

The proposed rear garden area at approx. 70sqm would comply with the minimum standard for rear gardens for terraced house within the space standards SPD

Residential Amenity - Neighbours

The main impact is to the existing host dwelling, although with a corresponding front and rear elevations, there would be no additional loss of

light or visual impact to this property. Any overlooking would be no greater than currently existing from the properties to the north west.

The proposed dwelling would be at a distance from the other corner properties so as not to cause detrimental loss of amenity.

Access and Highways

For the most part the existing terraced houses in the vicinity have garages, if they were built, in the rear, off a track. On street parking is the prevailing.

The existing dwelling, No.56 is unusual with a triple garage accessed off Sheridan Road. WSCC have counted the existing garage which no longer meets WSCC minimum standards as 0.5 of a space.

The applicants have shown a space on the frontage off Marlowe Road, however the LHA have indicated that the access to this and the additional drop curb would not meet their policy of one vehicular access. Notwithstanding this the property is in a sustainable location and no objections have been raised to parking.

The plans show that 2 garages would be retained for No 56 plus the parking to the front of this garage.

The Highway Authority has raised no objection.

Drainage

The applicants have provided a Flood Risk Assessment the site is within flood zone 1

National Planning Policy Framework states that *'when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment.*

Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:
a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
d) any residual risk can be safely managed; and

e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.'

Policy DM20 Flood Risk and Sustainable Drainage states that
'a) The Council will work with relevant bodies to ensure that flood risk in Worthing is managed and reduced. Development should be directed away from areas of highest risk of flooding from any source and opportunities should be taken to reduce flooding through sustainable drainage systems and natural flood management to deliver multi-functional benefits for people and wildlife

The site is located within Flood Zone 1. The site is in a medium surface water and fluvial tidal.

The site is within a large residential area identified as at potential risk of moving into Flood Zone 2 at some time after 2069.

The applicant has indicated that The Environment Agency have stated that they are unable to provide data from their detailed fluvial or tidal models which is relevant to this site.

The applicant consultant has indicated that there are no historic records of flooding from any source affecting the site or its immediate area.

The site of the dwelling is currently hard surfaced, with existing landscaped areas being largely maintained. Although there is a potential for surface water flooding with climate change, WSP have been consulted on the application including the FRA and have raised no objections subject to a detailed surface water drainage scheme.

On this basis with the submitted information and comments from WSP it is considered that a refusal on drainage and the sequential test could not be sustained.

Southern Water have also requested further details on surface water drainage.

These details can be conditioned.

Sustainable Development

Policy DM16 of the Worthing Local Plan states that all new build housing should achieve a minimum 20% CO2 reduction compared to Part L of the Building Regulations (2013) through energy efficiency measures. In addition, all new build housing should seek to achieve an Energy Performance Certificate A rating (with a minimum expectation of B rating).

No details have been provided of how the required level of carbon reduction would be achieved. However, this could be dealt with by a condition requiring

submission of SAP calculation reports at design and build stages, and submission of a minimum B-rating EPC on completion.

Policy DM17 of Worthing Local Plan states that all new housing should incorporate renewable and low carbon energy production equipment to meet at least 10% of predicted total energy requirements (after CO2 reductions from energy efficiency measures). Again, no details have been provided of the renewable/low carbon energy production equipment necessary to achieve the required 10% of predicted energy needs. This could take the form of solar PVs on the south-facing roof of the new dwelling, or an ASHP, either of which would be acceptable in principle. Precise details should be submitted and agreed as a condition of planning permission.

BNG

A minimum 10% BNG is mandatory for small sites since April 2024. The applicant has indicated that mandatory BNG does not apply, and the development is subject to the 'de minimis' exemption with less than 25sqm of non-priority onsite habitat affected by the proposals.

That part of the site where the dwelling would be located appears to have been paved since at least 2018, with partly paved and partly grassed areas to the front and rear. The new dwelling would be on the paved area and it is agreed that the proposal would therefore be 'de minimis' exempt.

Policy DM18 requires all new development to provide a minimum 10% net gain for biodiversity – where possible on site. As the proposal is exempt from BNG it is not considered that a requirement under this policy would be appropriate on this occasion. The submission of a hard and soft landscaping scheme is considered appropriate.

CIL

The applicant has claimed a self-build exemption for the new dwelling. A form is required for assessment.

Recommendation

APPROVE subject to Conditions:-

1.Approved plans
2. Standard Time condition
3. Details of materials and finishes to be submitted to match existing house
4. Agree and implement hard and soft landscaping
5. Provide parking
6. Agree surface water drainage
7. Remove 'permitted development'
8. Hours of working
9. Energy statement detailing necessary carbon reductions and 10% renewable energy

10. No additional windows
11. CMP

Informative

1. Pro Active – No Amendment
2. CIL
3. WSCC Highway Licence
4. New Address
5. Southern Water

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

Case Officer: Jackie Fox Date: 18.11.25

Authorised by: Jo Morin Date: 18.11.2025