

Design and Access Statement

Proposed De-conversion of Two Flats into a Single Dwellinghouse
12 Georgia Avenue, Worthing, West Sussex, BN14 8AZ

Introduction

This Design and Access Statement supports a planning application for the de-conversion of the existing building at 12 Georgia Avenue, Worthing, from two self-contained flats into a single dwellinghouse. The proposal involves internal alterations only and results in the loss of one residential unit. No external alterations are proposed.

Site Context

The property is a detached residential building within an established residential area. It was originally constructed as a single dwelling and continues to read as such within the street scene. The former conversion to flats did not materially alter its external appearance.

Amount and Use

The proposal reduces the number of residential units from two to one and reinstates the use of the building as a single dwellinghouse (Use Class C3). No extensions, additional floorspace, or external alterations are proposed.

Design

The internal layout will be reconfigured to provide a coherent and functional family dwelling. Redundant circulation spaces and duplicated facilities associated with the former flat arrangement will be removed. There will be no changes to the external appearance of the building. All elevations, materials, and architectural features will remain unaltered.

Access

Existing access arrangements will remain unchanged. Internal access will be simplified to reflect the use of the building as a single private dwelling. The proposal introduces no new barriers to access.

Neighbouring Amenity

As the proposal involves internal alterations only, there will be no impact on neighbouring amenity, including privacy, outlook, daylight, sunlight, noise, or visual appearance. The use of the building as a single dwelling is likely to result in a level of activity comparable to, or lower than, the existing two-flat arrangement.

Parking and Highways

No changes are proposed to parking arrangements. The de-conversion to a single dwelling is likely to reduce parking demand when compared to the existing use and raises no highway concerns.

Planning Context and Material Considerations

While the proposal results in the loss of one residential unit, it reinstates a building originally designed as a single dwelling and provides family-sized accommodation. A directly comparable scheme was approved in September 2024 at 135 Brighton Road, Worthing (application reference AWDM/0943/24). In that case, the loss of a unit was accepted where the proposal involved internal alterations only, no external changes, and no harm to character or amenity. The proposal at 12 Georgia Avenue is materially similar and should be assessed consistently.

Conclusion

The proposed de-conversion of 12 Georgia Avenue is a justified and appropriate form of development. The proposal involves no external alterations, preserves the character of the building and street scene, causes no harm to neighbouring amenity, reinstates a family-sized dwelling, and is consistent with recent comparable approvals within the borough. The development is therefore acceptable in design and access terms.