

PLANNING STATEMENT FOR FULL PLANNING APPLICATION (RETROSPECTIVE)

PROPERTY: 5 Newland Road, Worthing, BN11 1JR

Description of Development: Retention of single-storey rear infill extension and associated internal alterations (retrospective).

Applicant: Mr S K Nurujjaman

Agent: Ghassan Consulting Services

DATE: 16/06/2026

1. Introduction

This Planning Statement is submitted in support of a **retrospective planning application** for the retention of a **single-storey rear infill extension** and associated internal alterations at **5 Newland Road, Worthing**.

The applicant purchased the property **after significant unauthorised works had already been carried out by the previous owner**, including:

- A full-depth rear infill extension covering the former garden
- Internal reconfiguration of the ground floor
- Alterations to the rear elevation
- A flat roof structure replacing the previously approved roof form

The applicant had **no involvement** in these works and now seeks to **regularise the situation**, ensure the property meets **current safety and building standards**, and bring the site into **full planning compliance**.

This statement demonstrates that:

- The unauthorised works cause **no harm to the public realm**
- The extension is **not visible** from Newland Road
- The proposal results in **betterment** compared to the inherited condition
- The development does **not harm neighbouring amenity**
- A fallback position exists under **permitted development rights**
- The planning balance weighs in favour of granting retrospective consent

2. Site and Surrounding Context

5 Newland Road forms part of a traditional Victorian terrace close to Worthing town centre. The property comprises:

- A ground-floor flat (subject of this application)
- A first-floor flat above
- A narrow rear yard historically used as amenity space

The surrounding area is predominantly residential, with several former shops converted to flats. The site is:

- **Not listed**
- **Not within a conservation area**
- **Not subject to an Article 4 Direction**
- **Not within a designated retail frontage**

The rear of the property is **completely enclosed** by boundary walls and neighbouring extensions and is **not visible** from any public viewpoint.

3. Planning History

AWDM/0091/19 – Approved 02/04/2019

Change of use from A1 (shop) to C3 (flat) and rebuilding of front bay window.

The approved plans included:

- A modest rear projection
- A small patio area
- A traditional bay window rebuilds
- No full-depth infill extension

Unauthorised Works by Previous Owner

The previous owner constructed:

- A **full-depth rear infill extension**
- A **flat roof** replacing the approved roof form
- A **utility room** and internal reconfiguration
- A **new rear elevation** with altered openings

These works **did not** benefit from planning permission.

The applicant purchased the property **after** these works were completed.

4. Description of the Retrospective Development

The retrospective development comprises:

- A **single-storey rear infill extension** extending the full depth of the plot
- A **flat roof** with appropriate falls and drainage
- A **new rear elevation** including door and window openings
- Internal reconfiguration to create a kitchen, bedroom, utility room and WC
- Loss of the former patio area

The extension is constructed in brickwork and materials consistent with the host building.

5. Comparison Between Approved and Retrospective Schemes

5.1 Block Plans

The approved block plan shows a modest footprint with retained garden space. The retrospective block plan shows the extension occupying the full rear yard.

5.2 Roof Plans

The approved roof plan shows a traditional pitched roof. The retrospective roof plan shows a flat roof covering the entire extension.

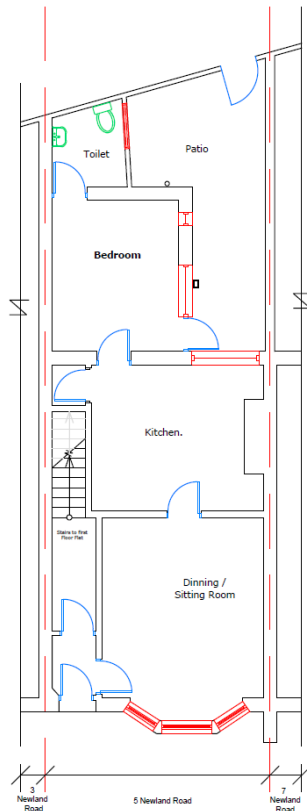
5.3 Floor Plans

The approved plan included a rear bedroom and patio. The retrospective plan includes a utility room and extended internal accommodation.

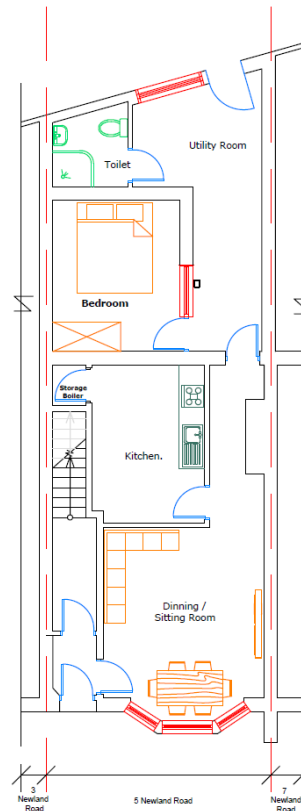
5.4 Elevations

The front elevation remains **unchanged**. The rear elevation has been altered but is **not visible** from the public realm.

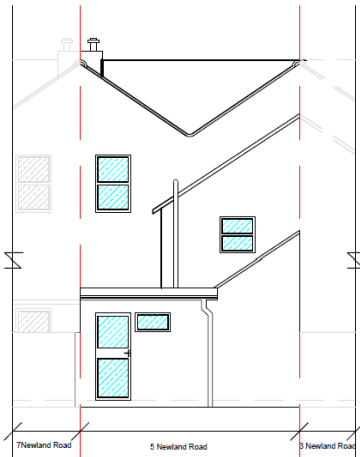
This comparison demonstrates the scale of unauthorised works and supports the applicant's position that the current application is a **regularisation exercise**, not an attempt to conceal development.



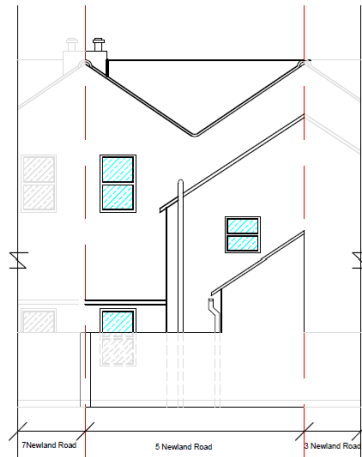
Approved Ground Floor Plan
APPLICATION NUMBER: AWDM/0091/19



Retrospective Ground Floor Plan



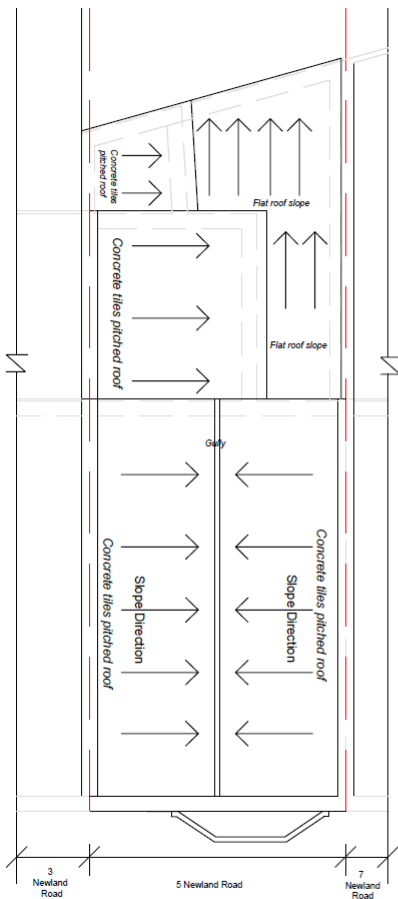
Retrospective Rear (North West Elevation)



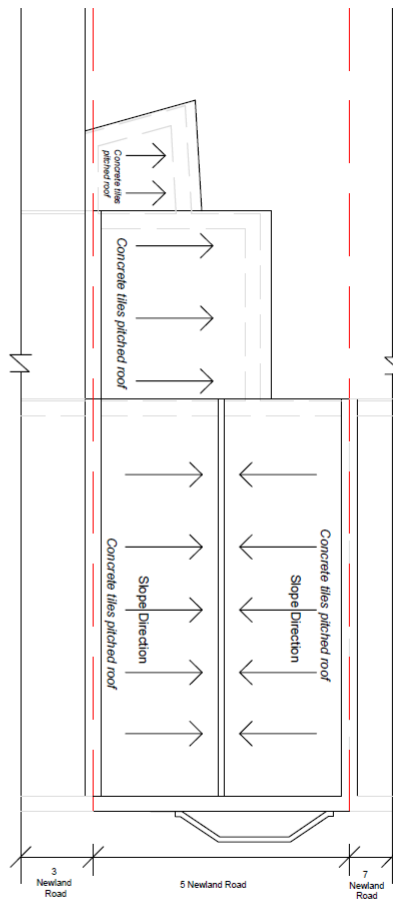
Rear North West Elevation
Approved Rear Elevation
APPLICATION NUMBER: AWDM/0091/19



Front South East Elevation
Approved Front Elevation **NO CHANGES**
APPLICATION NUMBER: AWDM/0091/19



Retrospective Roof Plan
APPLICATION NUMBER: AWDM/0091/19



Approved Roof Plan
APPLICATION NUMBER: AWDM/0091/19

6. Planning Policy Assessment

6.1 National Planning Policy Framework (NPPF)

Relevant sections include:

- **Para 60** – Delivering a sufficient supply of homes
- **Para 119** – Effective use of land
- **Para 130** – High-quality design
- **Para 135** – Planning decisions should ensure developments function well and add to the overall quality of the area

The proposal aligns with these objectives by:

- Making efficient use of previously developed land
- Improving the safety and compliance of an inherited structure
- Having no impact on the public realm

6.2 Worthing Core Strategy – Policy 16 (Design)

Policy 16 requires:

- Respect for local character
- High-quality design
- No harm to amenity

The retrospective extension:

- Is **not visible** from the street
- Does **not alter** the character of Newland Road
- Does **not cause** unacceptable harm to neighbours

7. Impact on Character and Appearance

The extension is **entirely concealed** from public view. The front elevation remains **unchanged**. The terrace rhythm on Newland Road is **preserved**.

There is **no harm** to:

- The street scene
- The wider character of the area
- Any heritage assets

8. Impact on Neighbouring Amenity

The extension:

- Is single-storey
- Sits below boundary wall height in places
- Does not introduce overlooking
- Does not materially increase overshadowing

- Does not create an overbearing impact beyond existing boundary conditions

Given the enclosed nature of the rear yards along Newland Road, the extension does **not** result in unacceptable harm.

9. Fallback Position (Permitted Development)

Under Schedule 2, Part 1, Class A of the GPDO:

- A **3m rear extension** could be built without planning permission
- A **flat roof** could be PD if within height limits
- A **reduced-depth infill** could be PD

This fallback position is a **material consideration**.

Even if the council considers the full-depth extension excessive, the applicant could lawfully construct a **substantial portion** of the extension under PD rights.

The retrospective proposal therefore represents a **reasonable and proportionate** built form relative to what could be achieved without planning permission.

10. Betterment and Compliance

The applicant intends to:

- Upgrade insulation
- Improve drainage
- Ensure fire safety compliance
- Improve ventilation
- Use appropriate materials
- Regularise structural works

This results in **significant betterment** compared to the inherited condition.

11. Planning Balance

When weighing:

- No harm to public realm
- No harm to character
- Limited impact on neighbours
- Fallback PD rights
- Betterment and compliance
- Applicant's lack of involvement in the unauthorised works

Against:

- Loss of rear garden
- Increased footprint

The planning balance weighs **in favour of approval**.

12. Conclusion

The retrospective application seeks to regularise unauthorised works carried out by a previous owner, including a single-storey rear infill extension and associated internal alterations. The applicant had no involvement in the construction of these works and now seeks to bring the property into full planning compliance and ensure that the building meets current safety and construction standards.

The proposal:

- **Causes no harm to the public realm**, as the extension is entirely concealed from Newland Road.
- **Preserves the character of the street**, with the front elevation remaining unchanged.
- **Has limited amenity impact**, with no unacceptable overshadowing, overlooking, or overbearing effects.
- **Provides betterment and compliance**, with the applicant committed to improving drainage, insulation, ventilation, and structural safety.
- **Aligns with national and local planning policy**, including NPPF objectives for efficient use of land and Core Strategy Policy 16 on design.
- **Benefits from a meaningful fallback position under permitted development**, as a substantial rear projection could be constructed without planning permission.

On balance, the development results in no harm to the wider area, improves the safety and compliance of an inherited structure, and represents a proportionate and reasonable built form relative to what could be achieved under permitted development rights.

For these reasons, it is respectfully requested that Worthing Borough Council **grant retrospective planning permission** for the development as built.

Document prepared by

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