

Planning Statement in Support of Application for Change of Use from two self-contained flats to one dwelling.

21 Kings Walk, Shoreham by Sea, BN43 5LG

Proposal: Amalgamation of two self-contained flats into one single dwellinghouse.

1. Introduction

This Planning Statement is submitted in support of an application for planning permission for the amalgamation of two self-contained flats into one single dwellinghouse.

The application seeks consent for the proposed change of use of the property from two self-contained flats into one single residential dwellinghouse.

2. Site and Existing Use

The property is currently in lawful residential use comprising two self-contained flats. The existing use of each flat falls within Use Class C3 (Dwellinghouses) as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended).

The building is wholly residential in character and function.

3. Proposed Development

The proposal involves the internal amalgamation of the two existing flats to create one single dwellinghouse.

- No external alterations are proposed
- No extensions or changes to the building envelope are required
- The residential use of the building will be retained at all times

The proposal is therefore limited entirely to internal works and a reconfiguration of residential accommodation.

4. Use Class Considerations

4.1 Use Class C3

Both the existing use (two flats) and the proposed use (one dwellinghouse) fall within Use Class C3. The proposal does not introduce a new or different use class.

The consolidation of two residential units into a single dwellinghouse:

- Does not result in an intensification of use
- Does not introduce additional activity, noise, or disturbance
- Does not alter the character of the use of the land

5. Local Planning Policy Context

5.1 Adur Local Plan (Adopted 2017) / Worthing Local Plan (Adopted 2023)

The current Adur Local Plan 2017 does not contain a specific policy which seeks to prevent the conversion of 2 units into 1. Policy 20 seeks to prevent the loss of residential use to non-residential use. That policy also supports the provision of family sized housing (2-3 bedrooms). There would be no change in the number of bedrooms (four) being provided overall.

The adopted Local Plans for Adur and Worthing seek to manage development in a way that protects residential amenity, character, and the efficient use of land.

The proposal complies with the overarching objectives of both plans as:

- The use of the building remains residential
- There is no physical development
- There is no impact on the character or appearance of the area
- There is no harm to neighbouring amenity

5.2 External Impacts

Given that no external alterations are proposed, the development raises no conflict with:

- Design or character policies
- Amenity policies
- Parking or highways policies

6. Conclusion

As confirmed above:

- The proposed amalgamation of two flats into one single dwellinghouse does not amount to operational development
- The proposal is acceptable under planning legislation

It is therefore respectfully requested that the Local Planning Authority grants planning permission.