

Design and Access Statement for the erection of a two-bedroom end of terrace house

Site Address: Land to east of 21 Russell Close, Worthing, West Sussex, BN14 8LR

Applicant: Mr G Pettett

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The Site and Surroundings



Introduction

This Design and Access Statement has been prepared in support of the planning application for the proposed erection of a two-bedroom end-of-terrace house at 21 Russell Close, Worthing. The proposal aims to provide additional residential accommodation within an established residential area in accordance with local planning policies, ensuring that the development is appropriate in terms of design, layout, and access.

The Site and its Surroundings

The site is located at the end of an existing terrace at 21 Russell Close, Worthing. It is a predominantly residential area characterized by a mixture of terraced and semi-detached houses. The surrounding area is well-established, with mature landscaping and a predominantly suburban character.

The site currently comprises an open area of land at the end of the terrace and is bordered by existing residential properties to all sides. The area benefits from a range of local amenities, including schools, shops, and transport links.

Proposed Development

The proposal involves the erection of a two-bedroom end-of-terrace house to replace the current open space at the end of the terrace. The house will provide modern residential accommodation in keeping with the surrounding residential context. The key elements of the proposal include:

- **Design and Materials:** The proposed design will be consistent with the scale, form, and materials of the surrounding properties. It will be built to match the architectural style of the existing terrace, with the use of brickwork and tiles in keeping with the local vernacular.
- **Pedestrian Access:** Safe and direct pedestrian access will be provided to the new dwelling via the existing footpath network along Russell Close. The pedestrian access will be integrated into the overall design, ensuring that it is convenient and safe for future residents and visitors.

- **Footprint and Massing:** The building footprint will respect the pattern of development in the area and will be designed to minimise any adverse impact on neighbouring properties in terms of overshadowing, privacy, or visual intrusion.
- **Private Amenity and Garden Space:** The development will include private rear garden space for the new dwelling plus a small mainly open plan front garden, contributing to the quality of life of future residents.

As shown on the application drawings, the rear garden to the new dwelling and the retained house will be exactly the same size as the other properties in this terrace. The Government in their Nationally Described Space Standards do not set any minimum garden sizes and in this case the proposed rear garden sizes would be of sufficient size for sitting out, children's play areas and areas for growing.

Design and Appearance

The design of the proposed two-bedroom house has been carefully considered to ensure that it:

- **Respects the character of the area:** The building's scale, form, and appearance are designed to be in harmony with the surrounding properties. The height, roof pitch, and window proportions will match those of the existing terrace, ensuring that the new house blends seamlessly into its surroundings.
- **Minimises visual impact:** The design has been developed to ensure that the new dwelling will not cause harm to the visual amenity of the area or unduly affect the setting of neighbouring properties.

- **Sustainable design:** The building will incorporate sustainable design measures, such as energy-efficient insulation, high-quality glazing, and low-carbon heating systems, water saving measures, to minimise energy consumption and reduce its environmental impact.
- **Materials:** The new dwelling will have tile hung first-floor elevations to match the existing terrace. Remaining elevations will be in brickwork to match the existing terrace, and the roof will be tiled to match the existing roof tiles of the terrace.

Layout

Internal

The layout of the proposed accommodation will be more contemporary, to provide accommodation suitable for modern day living requirements.

On the ground floor there will be a separate cloakroom off the entrance hall, a good-sized sitting room to the front and an open plan kitchen/dining room across the rear of the property, with double doors opening onto the private rear garden.

On the first floor there will be a main double bedroom to the front with a range of built in wardrobes along one side wall. The second bedroom to the rear is of a size that could accommodate a small study area, which is ideal for children studying or working from home. Off the landing will be a family bathroom.

The internal floor area will be 79sqm, which will be within the minimum gross internal floor area sizes for a three or four person, two bed, two

storey new dwelling, as set out in the Government's Nationally Described Space Standards.

Exterior

To the front of the new property there will be a small enclosed front garden area. The rear garden will be enclosed to provide adequate private garden space. To the rear, as shown on the application plans, there will be designated bin storage space and secure cycle storage.

Landscaping

The front garden will be left mainly open plan, and the rear garden area will be enclosed by timber fencing to provide a private rear garden area. All hard landscaping areas will be in porous materials, to minimise water run-off.

Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments optimise the potential of the site to accommodate and sustain development. Under Section 11 (Making Efficient Use of Land) the NPPF states that planning decisions should promote effective use of land in meeting the need for homes and other uses.

The National Design Guide states that buildings should be well designed, functional, accessible and sustainable, providing good quality internal and external environments for their users and they should be unobtrusive and well-integrated into their neighbourhoods. It is considered therefore that the proposal achieves the above key objectives set out in The National Design Guide.

The National Design Guide Paragraph 120 states that well-integrated

homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external space that support the health and wellbeing of their users and all who experience them.

Paragraph 121 states that they should meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupant over time.

Overall, it is considered that the proposal will provide a new small family dwelling, which will provide a good standard of accommodation, with all main rooms having good levels of sunlight, daylight, outlook and ventilation.

The design, appearance and materials will mean that the dwelling will integrate well with the existing Russell Close terraces.

PLANNING STATEMENT

Introduction

This Planning Statement has been prepared to accompany the application for the erection of a two-bedroom end-of-terrace house at 21 Russell Close, Worthing. The purpose of this statement is to provide an analysis of the proposal, including its compliance with relevant national and local planning policies.

Site Description

The site is not located within a designated conservation area, nor are there any listed buildings nearby. The area is predominantly flat, and the site itself is accessible from the public highway via Russell Close.

Planning Policy Context

The proposed development has been designed with full regard to relevant national and local planning policies. The following planning documents and policies are of particular relevance to the proposal:

National Planning Policy Framework (NPPF): The NPPF seeks to promote sustainable development and the delivery of new housing in suitable locations. The proposal is in line with the NPPF's goals of promoting housing growth, improving the quality of the built environment, and protecting local character.

Worthing Local Plan (2023): The Worthing Local Plan provides a policy framework for development within the borough. Key policies relevant to this application include:

Policy SP1: Presumption in Favour of Sustainable Development

The proposal is considered to be sustainable development in terms of the local economy, local environment, location, transport, construction and socially inclusive communities. Full details of the proposal's sustainable features are set out later in this statement.

Policy SS1: Spatial Strategy

The site is situated within an established residential built-up area of the Worthing Borough, where the delivery of new development will be permitted, subject to compliance with relevant planning policies.

Policy DM1: Housing Mix

There is a need for more family homes to attract more younger households across the housing market, as set out in the Council's Residential Development Guide.

The proposal will add well to the housing mix in the area by providing a windfall site, which will make a small, but important contribution to the Council's housing numbers. The proposed accommodation will provide a well-designed layout for the occupation of a small family.

The accommodation meets the standards set out in the Government's Nationally Described Space Standards.

Policy DM2: Housing Density

The Council's Design Guide states that the highest density development should be sited in the most sustainable and accessible locations, which is considered to be the case with this application.

Policy DM5: Quality of the Built Environment

This policy supports the delivery of housing on suitable sites, particularly where it contributes to the local housing need. The site is considered a suitable location for additional housing due to its proximity to local services, public transport, and established infrastructure.

Policy DM15: Sustainable Transport

The site is close to all local amenities and bus routes giving access into Worthing Town Centre and the wider area.

Policy DM16: Sustainable Design

This policy promotes high-quality design that enhances the character and appearance of the local area. The design of the proposed house respects the architectural character of the surrounding properties and ensures the proposal integrates seamlessly into the street.

Policy 17: Energy

The proposed new house will be built to current building regulation standards and will incorporate energy and water saving measures, as set out in the sustainability section of this statement.

Policy DM18: Biodiversity

This policy requires new developments to enhance the biodiversity of the site. In this case, the existing plot has no trees and very little green landscaping that could provide suitable wildlife habitats. Therefore, it is considered that the biodiversity could easily be enhanced by the new development incorporating a new green landscaping scheme, to provide planting for pollinators in areas suitable for wildlife habitats and to include the provision of bat boxes, hedgehog houses, bird baths and feeders etc.

The policy states that where appropriate the Council will use planning conditions to provide appropriate enhancement.

Policy 20: Flood Risk and Sustainable Drainage

The site is situated within Flood Zone 1 as designated on the Environment Agency's Flood Risk Maps for Planning. Therefore, no separate flood risk assessment should be required with this application.

SDP: A Guide to Residential Development

This Guide was published in 2013. It is a non-statutory document, which gives a guide to new residential development, but cannot cover every detail of every application. Therefore, all applications should be decided on their individual merit.

Paragraph 4.11 of the Guide, states that with regard to family homes, there may be circumstances where a larger two-bed dwelling would still provide for family accommodation.

The unit should have two larger bedrooms and would accommodate at least three people, have adequate internal and external storage areas and a suitable area of private amenity space, suitable for children to play safely and for the sole use of the occupants.

Paragraph 4.30 of the Guide, states that sub-division of a plot with its own frontage can respond well to local distinctiveness, can address the street and relate to the form and layout of the area. It is considered that this proposal meets this criteria.

The proposal is considered to be compliant with the guidelines in this SPD.

The National Planning Policy Framework

The Government's revised NPPF was published on the 11th of December 2024 and is now a material consideration in all planning applications. I set out below the relevant sections that I consider appropriate to this development.

Section 2 – Achieving Sustainable Development

Paragraph 8 has three main objectives:

- a) An economic objective*
- b) A social objective*
- c) An environmental objective*

Economic

Economically the development will add vitality to the local community and economy.

It is considered that the construction activities associated with the development could potentially generate employment opportunities for the local community and have associated benefits for services and suppliers. In the longer term, the development could support the local economy in terms of the use of local shops, services and facilities and potentially result in new investment in the locality.

The proposal satisfies the economic dimension of sustainable development.

Social

The site is in an accessible and sustainable location.

The proposal will add a two-storey medium sized family house to Worthing's housing stock.

The site's accessible location enhances the proposals sustainability, by minimising the potential for car use.

It will make a small, but useful contribution to the district's housing supply.

It is considered that the proposal satisfies the Government's aim for socially inclusive communities.

Environmental

The sustainability statement incorporated in this document will list the sustainable features of the proposal, which include water and energy saving measures

The biodiversity of the site will be improved with a new landscaping scheme as part of the new development and this will provide suitable wildlife habitats.

It is not considered that the proposal will harm the local environment in anyway.

It is considered that the proposal will comply with the environmental role.

The Presumption in Favour of Sustainable Development

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay.

Section 5 – Delivering a Sufficient Supply of Homes

Paragraph 61 states that To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.

The Government's intention is to reset housing targets for Local Planning Authorities. Therefore, every small windfall site such as this one should be considered for development to make a positive contribution to the Council's housing numbers.

Identifying Land for Homes

Paragraph 73 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly.

This site will provide an excellent opportunity for a small infill development in a sustainable built-up area, which will add well to the housing stock locally.

Section 9: Promoting Sustainable Transport

Paragraph 109 states that transport issues should be considered from the earliest stages of plan-making and development proposals, using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places.

This will be a car free development and it is considered that car parking could be accommodated on street in the area, if required, without giving rise to highway concerns or parking capacity in this location.

Secure cycle storage will be provided as shown on the application plans.

The site is situated in a sustainable and accessible location, where cycling is a viable option to access local services and amenities. The site is well connected by public transport.

Section 11: Making Effective Use of Land

Paragraph 124 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

There is adequate space at the side of the existing property to extend the terrace to provide a plot for a house with amenity and garden space.

The proposal for a modest size two bedroom housing unit will add well to the housing stock in this sustainable urban location. It optimises the development potential for this unusually large corner plot to maximise its potential for development with an additional small housing unit, which provides the opportunity for infill development not available in the immediate area.

Section 12: Achieving Well-Designed Places

Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

The proposal is considered to be of good traditional design and materials that will blend with its urban environment and the existing terrace.

Paragraph 135 states that Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

It optimises the site's potential for development and will provide a high standard of amenity with the layout of the new house providing good levels of daylight, sunlight, outlook and ventilation to all main rooms.

It will create a development that is safe, inclusive and accessible and provide a high standard of amenity for the wellbeing of existing and future users.

It optimises the potential of the site to accommodate appropriate development without adversely affecting residential amenity.

Section 14: Meeting the Challenge of Climate Change, Flooding and Coastal Change

The new development will provide an energy efficient, sustainable new property.

Section 15: Conserving and Enhancing the Natural Environment

Habitats and Biodiversity

Paragraph 192 states that applications should protect and enhance biodiversity. The existing site provides limited wildlife or habitat features and it is therefore considered that a new landscaping scheme to accompany the proposed new dwelling would enhance the biodiversity of the site.

The proposal seeks to enhance the biodiversity on the site and protect wildlife habitats.

These Framework Policies emphasise the importance of inclusive design, which functions well for the lifetime of the development by creating attractive and comfortable places to live. They also emphasise the importance of sustainable development.

The golden thread running through the National Planning Policy Framework is a presumption in favour of sustainable development and it is considered that this is a highly sustainable development proposal.

Sustainability Statement

The sustainability features provided by this development include the following:

- ✓ The proposal will provide an energy efficient new property with energy and water saving measures incorporated in the specification.
- ✓ Carefully designing the fabric of the building to reduce heat escape between inner and outer walls.
- ✓ Water saving measures will be incorporated in the build to meet the requirement of no more than a 110 litres per person per day is used. This will be achieved by incorporating measures such as low/dual flush wcs and flow reducing taps.
- ✓ Energy efficient central heating boiler system or heat pump to be used.

- ✓ Site waste will be kept to a minimum, with regular waste collections to be made from site by specialist contractors.
- ✓ A++ rated domestic appliances will be incorporated.
- ✓ The rear garden areas give scope for areas to grow food and space for home composting.
- ✓ Providing energy efficient lighting (both internally and externally).
- ✓ Providing secure cycle storage.
- ✓ The first floor bedroom two provides space for home working/studying.
- ✓ The proposal will positively contribute to the aims of socially inclusive communities.
- ✓ Level threshold and access to the property entrance are provided.
- ✓ All hard surfaced areas to be in permeable materials.
- ✓ All building materials sourced locally. Materials used will be those that have low embodied energy and materials that offer enhanced durability. All timber from certified sustainable sources.
- ✓ The site is in an accessible and sustainable location close to local transport links and services.

- ✓ The proposal is compliant with the aims and guidelines of relevant policies set out in the National Planning Policy Framework and the proposal is considered sustainable development in relation to location, transport, the local economy, the local environment, socially inclusive communities and energy saving construction.

Justification for the Development

The proposed development represents an efficient use of land within an established residential area. The site is well-served by local amenities and public transport, making it a suitable location for additional residential development. The proposal will provide much-needed housing in the area, contributing to the borough's housing supply.

Key points of justification include:

- **Housing Need:** There is a recognized need for additional housing in Worthing, and the proposed two-bedroom house will contribute to meeting this demand, particularly in the form of smaller, affordable units.
- **Compatibility with Surrounding Area:** The design of the house respects the character and appearance of the existing terrace, ensuring that the proposal complements the established streetscape.
- **Sustainable Development:** The site is well-connected to local amenities and public transport links, making it a sustainable location for additional housing. The design will also incorporate energy-

efficient measures to minimize the environmental impact of the development.

- **Impact on the Surrounding Area:** The proposed development has been designed to minimize any potential impact on the surrounding area and neighbouring properties.
- **Design:** The design of the proposed house is in keeping with the scale, form and materials of the surrounding properties. It will not dominate the street scene or detract from the visual amenity of the area.
- **Traffic, Parking and Sustainable Transport:** The site is well connected to the local transport services, with bus and train services available nearby to encourage sustainable transport choices. Unrestricted off-road parking is available in the area and secure cycle storage will be provided on site.

Conclusion

This Planning Statement demonstrates that the proposed erection of a two-bedroom end-of-terrace house at 21 Russell Close, Worthing, is in compliance with national and local planning policies.

The development represents a sustainable, high-quality addition to the local housing stock, respects the character of the surrounding area, and provides suitable living conditions for future occupants.