Development Control – Delegated Officer Report

Date of Expiry 27-08-25

Application number **AWDM/0861/25**

Address **14 Twyford Road, Worthing BN13 2NP**

Proposal **Demolish fire damaged dwelling and erect replacement single dwelling.**

Date of site visit: 21.08.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application site comprises an irregular area of approximately 0.03ha, which contains a heavily fire-damaged bungalow, the roof has been destroyed along with much internal walling and it is not capable of occupation. The detached garage appears unaffected by the fire.

It was originally built around the 1960s, contemporary with other bungalows which characterise all of Twyford Road and much of the adjoining streets. The detached bungalow was characterised by its shallow-pitched and gabled-ended roof and symmetrical arrangement of entrance door and windows on the front elevation. It had been altered by the use of white painted render and cladding but is thought to have comprised facing brick when originally built, as are most in the street, and with concrete rooftiles.

The frontage is a lawn and side driveway from Twyford Road, leading to the detached garage at the north side of the plot, which has a mono-pitch roof. There is a shallow rear garden of approximately 5m depth, which faces eastward towards the side boundary of the rear garden of no.2 Twyford Close. Neighbouring bungalows to the north and south also have fairly small rear gardens forming the north and south boundaries of the application site.

The proposal is a like for like replacement of the damaged building to comprise identical two-bedroom accommodation. The original flat-roofed garage and driveway remains in place. An access ramp is to be included to the front door.

Relevant Planning History: None since original construction of building

Development Control – Delegated Officer Report

Consultations:

WSCC Highway Authority: No objection to like for like replacement with unchanged access and parking arrangements

Southern Water: No objection subject to foul & surface water drainage details.

WSP, as Council's drainage consultant: No objection subject to surface water drainage details

Representations: None

Relevant Planning Policies
Worthing Local Plan: SP1, SP3, SS1, DM1, DM2, DM5, DM15, DM16, DM17, DM18, DM20, DM22
SPD - A Guide to Residential Development (WBC 2013)
Revised National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

Planning Assessment

Principle

Whilst the application is for rebuilding rather than an additional dwelling, the proposal is considered against the context of current housing supply. The most recent 5 Year Housing Land Supply position for Worthing (01/04/2024) demonstrates 6.3 years supply of deliverable housing sites. The most recent Housing Delivery Test (HDT) published December 2024, shows that Worthing scored 107% and currently 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 '.

As the proposal is a like-for-like replacement, there is clearly no in principle objection, and the normal presumption in favour of sustainable development under NPPF and local policies, applies.

Effects on Visual Amenity and the Character of the Area

The proposed replacement dwelling will be single storey, brick with concrete tile, the effect will be near-identical to that of the fire damaged building. Details of windows and doors to be provided. The front garden is currently a lawn but with a new accessibility ramp is referred to in the application but not shown. Details of materials can be required under planning condition along with the outdoor space, particularly

the site frontage. The low front boundary wall is also part of the character of the area, consistent with that of many in the street, and can be maintained by planning condition.

Residential Amenity

The proposal near-replicates the original building and its relationships with neighbours, including the arrangement of doors and windows. It will have no greater impact. The shallow roof will be as previously, too low to contain upper accommodation (none is proposed) also with no greater impact.

Highway Safety

There is tandem space for three cars, including the existing detached garage, which is also said to include space for two bicycles and appears to be of sufficient length to achieve this.

Sustainable Development

The application states that the proposal will look to comply with the requirements of the latest building regulations for limiting heat loss and energy use for power, heating and hot water. The use of PV panels will be included to assist with generating electricity. Although this does not specify the CO2 ratings required under Local Plan polices, given that this is a like-for like rebuilding project in which Building Regulations requirements will be for greater energy and thermal efficiency than previously, this is considered to be sufficient.

Biodiversity Net Gain was introduced for small sites in 2024 and in the Local Plan in March 2023. National BNG accepts that there are certain exemptions and although this does not specifically state replacement dwellings, in the case of a fire damage like for like replacement built under building insurance provisions and with very limited physical opportunity for enhancement, it is considered reasonable that no specific requirement be made here.

Drainage

Surface water risks in the area are greater than previously (Council's Strategic Flood Risk Assessment 2024), therefore the Council's drainage consultant has requested the use of sustainable drainage. Drainage is stated to be to the main sewer, which Southern Water has raised no objection to, but has requested standard surface and foul water details. These can be required by planning condition.

CIL

Development Control – Delegated Officer Report

The proposal does not create additional floorspace and was habitable and in use until the recent fire. As such no CIL liability.

Recommendation: **APPROVE Subject to the conditions:-**

1. Approved Plans
2. Time limit
3. Details of external materials
4. Details of layout of front garden, if to be altered to accommodate entrance ramp
5. Details of drainage to be submitted if different to existing, including sustainable drainage.
6. Boundary wall at front garden to be limited to existing low level.

Is recommendation contrary to letter(s) of representation? *No*

Case Officer: Stephen Cantwell Date: 27.08.2025

Authorised by: Gary Peck Date: 27 August 2025