



**LEWIS & CO**

**PLANNING STATEMENT**

39 BRIGHTON ROAD, WORTHING, BN11 3EF

ON BEHALF OF KTLX LTD



Client: KTLX LTD

Site Location: 39 BRIGHTON ROAD, WORTHING, BN11 3EF

Job History:

| Version | Date       | Author                 | Checked   | Notes |
|---------|------------|------------------------|-----------|-------|
| V1      | 14/07/2025 | J Pearson              | S Bareham |       |
| FINAL   | 21/08/2025 | J Pearson<br>S Bareham | Client    |       |
|         |            |                        |           |       |



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## 1.0 INTRODUCTION AND SUMMARY

- 1.1 This Statement has been prepared on behalf of KTLX Ltd (the applicant) in support of an application for full planning permission at 39 Brighton Road, Worthing.
- 1.2 Planning permission is sought for *shopfront alterations, change of use of 2no existing residential units to use class C4 small houses in multiple occupation, new front rooflights, rear dormer extension, solar PVs and other associated alterations.*
- 1.3 The application follows prior approval for a partial change of use of the ground floor commercial unit to Use Class C3 residential and planning permission for remedial works to the front elevation.
- 1.4 Works are required to repair the building and the application seeks to address existing issues, retrofit the building to modern standards and provide long-term viable uses of the building that address local needs and reflect the character of the area. The proposals seek to conserve and enhance the historic significance of the building and its surrounding context.
- 1.5 This statement should be read in conjunction with the accompanying application documents and drawings prepared by BPM:
- Application forms
  - CIL Form 1: Additional Information
  - Existing Floor Plans (Drawing Number 3094.01)
  - Existing Elevations and Sections (Drawing Number 3094.02)
  - Proposed Floor Plans (Drawing Number 3094.03)
  - Proposed Elevations (Drawing Number 3094.04)
- 1.6 This Statement will demonstrate that planning permission should be granted for the proposed works. It provides an analysis of:
- The site and surrounding context
  - Relevant planning history

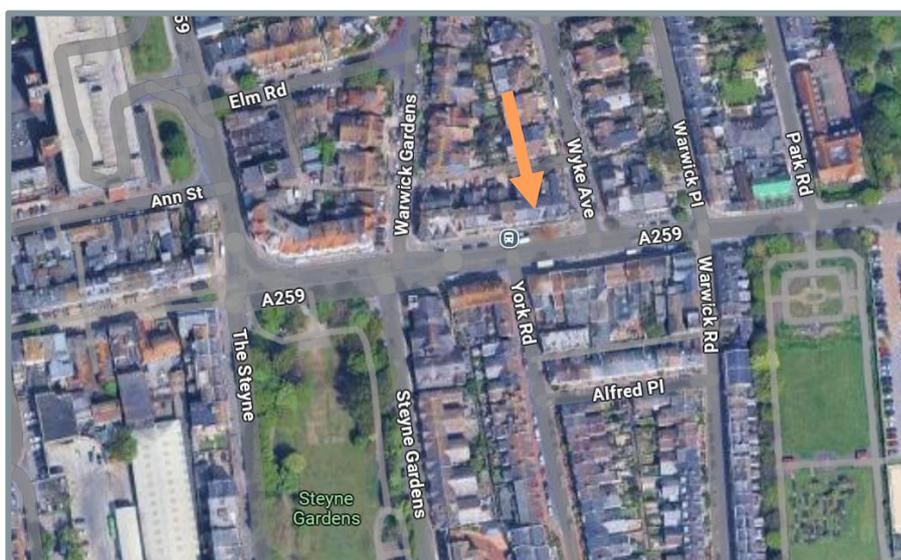


- The proposed development
- Relevant planning policies; and
- A planning assessment setting out compliance with relevant planning policies in relation to the principle of development and all other material considerations



## 2.0 APPLICATION SITE & SURROUNDING AREA

- 2.1. The application site consists of the entire building at 39 Brighton Road (A259), within central Worthing. The site forms part of the town centre and is close to Warwick Street, Steyne Gardens and the seafront.



*Site and surrounding context*

- 2.2. The building consists of a ground floor Use Class E commercial unit with residential flats at first floor and second floor levels which can be separately accessed from 39 Brighton Road (A259). There is a rear access and parking area to the rear of the site, from an access road running between Wyke Avenue and Warwick Gardens.
- 2.3. The ground floor unit is currently vacant having previously been in use as a hair-dressing salon (Use Class E). Prior to this last use the unit was a carpet shop.
- 2.4. Areas of the building have deteriorated under previous ownership and the applicants have reported the building as a dangerous structure, which has been confirmed by the local authority building control team. Works are underway to make the structure safe but some of these measures are temporary and further remedial works (proposed under this application) are necessary to ensure that the building does not deteriorate further.





*Flood Map for Planning extract*

- 2.9. The site is located within Flood Zone 1 (lowest risk of fluvial flooding) and at low risk of surface water flooding.



### 3.0 PLANNING HISTORY

3.1 The application site has been subject to a number of recent applications.

NOTICE/0009/25

3.2 In July 2025, the Council granted prior approval for the change of use of the rear section of the ground floor commercial unit to Use Class C3 residential. This area of the existing commercial unit was proposed to be amalgamated with the existing residential flat above.

3.3 The works would have created a new residential access to the rear of the property (accessed from Wyke Avenue and Warwick Gardens).



*Proposed Ground Floor Residential Layout - NOTICE/0009/25*

3.4 The additional residential floorspace created would have allowed the addition of a new bedroom with ensuite bathroom, store room and hallway with a staircase leading to the first floor accommodation.

AWDM/1762/23

3.5 Planning permission was granted in 2024 for remedial works to the front elevation of the first floor flat under application reference **AWDM/1762/23**.



- 3.6 The officer report confirmed that the structure was damaged and a dangerous structure requiring immediate repair. The works included replacement first floor timber-framed windows.

AWDM/1490/17

- 3.7 Planning permission was granted in December 2017 for a change of use of the ground floor commercial unit to tattoo studio, but never implemented.



## 4.0 PROPOSED DEVELOPMENT

4.1 As described above, the development proposals consist of:

- shopfront alterations
- replacement second floor front sash windows, in timber to match existing
- partial change of use of ground floor commercial unit to residential
- change of use of 2no existing Use Class C3 residential units to 2no Use Class C4 residential units (house in multiple occupation)
- 3no conservation style rooflights to front roofslope
- Replacement rear sash windows in wood grain uPVC
- Rear roof dormer with lead cladding
- 2no replacement dormer windows to rear outrigger
- 4no integrated solar photovoltaic panels to lower section of front roofslope, behind parapet wall
- 4no flat roof-mounted solar photovoltaic panels to rear dormer roof

4.2 Planning permission has already been granted for remedial works to first floor bay window and terrace within the front elevation of the building under **AWDM/1762/23**.

4.3 The proposed development follows a grant of prior approval for the partial change of use of the ground floor commercial area to residential use. Under the application proposals, the same area of floorspace would convert to Use Class C4 use as part of the ground and first floor residential unit.

4.4 Internal works will provide stair access to the third floor roofspace and convert this to habitable space.

4.5 The effect of these works is the creation of a ground and first floor maisonette and a second and third floor maisonette in place of the existing first and second floor flats. The proposed use of these units is Use Class C4 (house in multiple occupation).

4.6 Works to the commercial unit seek to replace the existing modern shopfront with a new timber shopfront that better reflects traditional dimensions and



proportions. The main change is to remove an angled, recessed shop window and entrance and align the new shopfront with the main frontage of the building. The main shop window is to be vertically divided by a mullion to provide a more traditional architectural arrangement.

- 4.7 The residential access to the front of the property is maintained within a slightly recessed position. Internal alterations will result in this becoming the dedicated entrance to the second floor and third floor residential unit.
- 4.8 Within the rear roofslope a dormer window is proposed to provide sufficient headroom within the loft space. The window has been designed with a recessed central section so that from angled views of the building (including Wyke Avenue to the east) the dormer will appear as a pair of narrower dormer windows. The dormer will be finished in lead to match the existing dormer windows and others within the surrounding context.
- 4.9 The existing front sash windows and dormer windows at the rear of the property have deteriorated and require replacement as part of the works. Due to modern requirements (relating to insulation and energy efficiency), the replacement dormer windows will be marginally wider than existing but are otherwise designed to match the existing design and scale. The front sash windows are proposed in timber to match the existing windows, and replacement four-panelled timber doors are proposed to both residential units.
- 4.10 A majority of the external works are necessitated by the poor and degraded condition of existing windows, dormers and roof – which also resulted in the need for application **WDM/1762/23** on building safety grounds. However, the applicants are seeking to also use these works to deliver a significant upgrade to the building's quality and energy performance. As part of a sustainable retrofit of the building the proposals have sought to incorporate modern and renewable technologies in a manner that respects the heritage context of the site.
- 4.11 Integrated solar PV panels are proposed within the concealed area of the front, south-facing roofslope. The proposal makes use of the existing parapet wall to screen street-level views of the solar PVs.



- 4.12 Flat-roof-mounted PV panels are also set back behind the ridge of the building's main roof, within the flat roof of the proposed rear dormer.
- 4.13 New sustainable and low-carbon forms of energy are also proposed, either through air-source heat pumps, or – if feasible at the time of completion – connection to the Council's district heat network. These options are being explored concurrently.
- 4.14 Like-for-like repairs are proposed to the roof structures and parapet following discussions with the Council's building control team. The repaired roofs will be tiled in grey slate to match the existing appearance.



## 5.0 RELEVANT PLANNING POLICIES

5.1 The following policies of the Worthing Local Plan 2023 are relevant to this application.

5.2 Policy DM1: Housing Mix supports the principle of converting existing properties to HMO uses and states:

*“f) When considering proposals for the conversion of dwellings into smaller units of self-contained accommodation, the proposal must provide a high standard of accommodation that complies with internal space standards and requirements for private outdoor space. In addition, the Council will consider:*

- i) the impact on the mix of dwellings locally*
- ii) the impact on the character of the area*
- iii) the impact on the amenity of adjoining dwellings*
- iv) the quality of the accommodation. Applications for the change of use to a C4 use, a mixed C3/C4 use or to a sui generis HMO use should also demonstrate that the communal living space and cooking and bathroom facilities are provided appropriate in size to the expected number of occupants.”*

5.3 Policy DM2 (Density) places an expectation on new dwelling proposals to meet the Nationally Described Space Standards for internal floorspace.

5.4 Policy DM5 (Quality of the Built Environment) sets out the Council’s strategic approach to design quality.

5.5 Policy DM13 (Retail and Town Centre Uses) seeks to support the vitality and viability of Worthing town centre, including maintaining active retail frontages within primary and secondary areas.

5.6 Policy DM15 (Sustainable Transport and Travel) promotes developments that prioritise active travel and reduce the proportion of journeys made by private car. The policy seeks to achieve this by directing development to sustainable locations with good access to schools, shops, jobs and other key services.



- 5.7 Policy DM17 (Energy) supports the delivery of renewable energy provided that proposed works are appropriately located and do not cause an unacceptable impact on surrounding uses or the local environment.
- 5.8 Policy DM23 (Strategic Approach to the Historic Environment) seeks to conserve and enhance the historic environment and character of Worthing. The policy seeks to *“take opportunities to seek improvements to listed buildings and buildings within Conservation Areas when their condition has deteriorated”*.
- 5.9 Policy DM24 (The Historic Environment) sets out the policy approach to designated heritage assets, seeking high quality development that respects the context and delivering a strong sense of place.



## 6.0 PLANNING ASSESSMENT

6.1 The key material planning considerations relevant to this proposal are:

- The Principle of Development
- Design and Visual Impact
- Standard of Accommodation
- Impact on Neighbouring Amenity
- Heritage
- Transport and Active Travel
- Flood Risk and Drainage
- Sustainability

6.2 These considerations are dealt with in turn below.

### **Principle of Development**

6.3 As set out within Section Three, the Council have granted prior approval (NOTICE/0009/25) for the partial change of use of the commercial unit to residential. The loss of this commercial space is therefore acceptable in principle and has already been established in planning terms.

6.4 In their consideration of the prior approval application the Council's officer report acknowledged that the retained commercial unit would be sufficient to viably support a range of long-term commercial uses. The officer report stated:

*“The commercial unit would be small, 37.6m<sup>2</sup>, but would likely be sufficient for a small business. The shop retains access to the rear service yard. The unit is small but not of a level which would warrant refusal of prior approval on this basis.”*

6.5 The current application proposals are able to marginally increase the size of the retained commercial unit to 39.7m<sup>2</sup> and the same considerations therefore apply. As a retained Use Class E commercial unit, the unit could viably support a wide-



range of town centre uses, including retail, café, clinics, professional services and offices.

- 6.6 Policy DM13 and the Council's policy maps identify the site as falling within the Town Centre boundary and the Warwick Street/Brighton Road character area. The supporting text to the policy identifies that the function of this area is primarily for “*café cultural, food and beverage, specialist/niche/independent retailing*”. The proposed commercial unit could support all of these uses and will maintain the function of the character area as a result.
- 6.7 As a secondary frontage within the Primary Shopping Area, the retained commercial unit and shop frontage will continue to support the active street frontage of the shopping parade at ground floor level. The aims of Policy DM13 are therefore met.
- 6.8 The principle of introducing new HMO uses is supported by Policy DM1 of the adopted Local Plan (2023). The Local Plan recognises that shared accommodation forms an important part of local housing needs and conversions of existing homes to houses in multiple occupation (HMO) can provide high quality affordable accommodation.
- 6.9 Policy DM1 emphasises the need for new HMO accommodation to offer a high standard of accommodation for future residents and to protect the amenity of adjoining dwellings. These considerations are addressed in detail under relevant sub-sections below.
- 6.10 HMOs are recognised in local planning policy as an important part of local housing stock providing entry-level accommodation, particularly for those who can't access other forms of housing or wish to live in a social/communal setting.
- 6.11 Paragraph 61 of the National Planning Policy Framework (NPPF) also supports the delivery of housing for groups with specific housing requirements. Paragraph 63 clarifies that this improves those who need shared/rental housing.
- 6.12 There are currently high levels of demand for HMO accommodation due to affordability factors, as well as other lifestyle factors. Shared accommodation also provides suitable accommodation for individuals who are new to the area



or temporary residents due to work and study commitments. Shared accommodation is therefore an important source of residential housing and a necessary part of the housing market, meeting needs that cannot be addressed by other forms of housing.

- 6.13 The proposals will make more efficient use of the existing building through the conversion of ancillary areas of the building to habitable residential accommodation. This aligns with the objectives of Policy DM2 (Density) of the Local Plan and paragraph 129 of the NPPF.
- 6.14 Policy DM23 (Strategic Approach to the Historic Environment) also seeks to *“take opportunities to seek improvements to listed buildings and buildings within Conservation Areas when their condition has deteriorated”*. Given the existing condition of the building and its location within a locally-listed terrace and Conservation Area there is clear policy support for the repair and enhancement of the building. The works will also allow the building to be fully occupied again and bring the entire building back into active uses that will support its long-term active use and maintenance and management.
- 6.15 On this basis, the proposed development is acceptable in principle and supported by local and national planning policies. Other material considerations are addressed in detail below.

### **Design and Visual Impact**

- 6.16 The proposed development will revitalise and enhance the existing building, which is located in a prominent town centre location and a sensitive heritage context – see Heritage section below for further details.
- 6.17 The external works primarily relate to like-for-like replacement and repair of the building’s roofs, windows and doors. The majority of these work are remedial, given the deterioration of the existing building.
- 6.18 Changes to the ground floor commercial shopfront and residential entrance are sympathetic to the historic shopping parade and will utilise appropriate materials



and detailing with timber frames, the introduction of a vertical mullion and other appropriate architectural features and shopfront dimensions.

- 6.19 The works above ground floor level within the street frontage are primarily like-for-like replacements of existing sash windows and repairs to the roof and parapet. Matching materials have been chosen, with the exception of the slimline heritage glazing proposed that will achieve a matching thickness to the historic single glazed units whilst significantly improving energy performance.
- 6.20 As set out above, the works also seek to upgrade the overall quality of the building in terms of its energy efficiency/performance and integrated use of renewable technologies. Care has been taken to incorporate these elements in sensitive ways, either through the discrete location of modern features (such as solar PVs) or the use of modern materials that maintain the historic appearance of the building whilst significantly improving the building's energy performance (such as slimline glazing).
- 6.21 Policy DM17 (Energy) supports the delivery of renewable energy equipment on residential development. The policy aims for proposals to be appropriately located, and the solar panels proposed are both discretely located and located in optimal positions to deliver the greatest benefit. These features will be entirely obscured by the existing parapet wall and roof ridge from public viewpoints within Brighton Road and close to the site, maintaining the historic visual appearance of the building from within these areas.



*View of application site from footway immediately opposite – showing roofslope obscured by parapet*



- 6.22 While these features may be partially visible from much longer views towards the site (where sight lines can be achieved), Policy DM17 only requires that these renewable energy equipment does not have an ‘unacceptable’ visual appearance.
- 6.23 From these much longer views towards the site, the solar panels will be only partially visible and form minor features in a much wider view of the locally listed terrace and Conservation Area and would therefore not be unacceptable.



*View of application site - from junction with Steyne Gardens to the west*

- 6.24 The front roofslope is only partially visible even from longer views on York Road to the south. Longer views from the east and west are obscured by mature trees and the existing built environment.



*View from York Road to the south - with left half of the roofslope visible*



- 6.25 The visual impact of new features within the south-facing roofslope is therefore extremely limited. These features will only be visible from specific, non-strategic viewpoints within surrounding streets. The benefits of renewable energy generation and natural daylighting within the property significantly outweigh any minor impact on the visual appearance of the building as a result.
- 6.26 Similarly, alterations to the rear of the building are mostly obscured from public viewpoints by the existing built environment, including the four-storey building on the corner of Brighton Road and Wyke Avenue, and the two-storey semi-detached homes on Wyke Avenue. The only view of the building from within Wyke Avenue is a passing view along the rear access road where parts of the rear roofslope and rear outrigger are visible.
- 6.27 The proposed rear roof dormer as well as replacement windows and dormers are designed to reflect the existing character of the area, utilising lead and sash windows in a white wood effect to match the existing features within the surrounding roofscape. The replacement dormers within the outrigger will match the height and position of those on the adjoining outrigger of the neighbouring building. Aside from these features no other works will be visible from within the surrounding streetscape.
- 6.28 The visual impact of the works is therefore minor in nature and design choices and materials will ensure that the proposals are sympathetic to the existing character and appearance of the application building and surrounding area.

### **Standard of Accommodation**

- 6.29 Both residential units are arranged as five-bedroom houses in multiple occupation (Use Class C4). All bedrooms are single occupancy rooms.
- 6.30 The proposal has been designed to offer a good standard of accommodation for residents by providing sufficient high quality communal areas alongside well-sized bedrooms and convenient facilities that meet relevant standards for HMOs.



- 6.31 All bedrooms meet national standards for single occupancy rooms and offer functional layouts. Indicative furniture layouts are shown on the submitted drawings and demonstrate that these rooms can accommodate the furniture required by residents for comfortable residential living.
- 6.32 The communal areas have been designed to allow residents to cook, dine and socialise together or independently. These open plan spaces will meet all day-to-day needs of future residents and exceed licensing requirements for a five-bedroom HMO.
- 6.33 All habitable rooms within the proposed residential unit have adequate provision of natural light and would provide a good standard of accommodation. Non-habitable bathrooms have been located within the centre of the building where natural light is less achievable.
- 6.34 Both residential units are dual aspect, with both communal areas also benefitting from a dual aspect and offering benefits in terms of daylight/sunlight and cross-ventilation.
- 6.35 Appropriate provision of cycle parking and refuse and recycling storage facilities has been identified at the rear of the site.
- 6.36 The retained commercial space has been found acceptable under the earlier prior approval. The proposals retain suitable space for commercial access, commercial bin storage and ancillary facilities including a staff WC and kitchenette. Although a specific end use has not been identified the commercial unit is capable of supporting a wide range of future uses.
- 6.37 Nationally described technical housing standards do not align with HMO uses consisting of single occupancy bedrooms only, however all other relevant technical requirements within the guidance have been met. The proposals therefore comply with Policy DM2 (Density) of the Local Plan, insofar as these relate to the development proposed.



## **Neighbouring Amenity**

- 6.38 The proposals will not alter the external envelope of the building, except at roof level.
- 6.39 The main physical alteration to the building is the addition of a rear roof dormer at third floor level. This addition will result in some additional bulk and rear-facing windows – however the dormer will overlook the rear access road and parking areas to neighbouring properties rather than any sensitive private residential areas.
- 6.40 There are existing residential uses within the upper floors of nearly all neighbouring buildings including 41A Brighton Road (4no flats) and 37A Brighton Road (1no maisonette). The residential uses proposed therefore align with neighbouring uses.
- 6.41 Residential parts of the building are not located close to any major or materially significant sources of noise and the internal accommodation does not suffer from significant noise impacts.
- 6.42 No unacceptable overlooking of neighbours or overbearing impact would arise through the development.
- 6.43 The ground floor commercial unit is an existing lawful Use Class E unit and therefore the retention of a smaller unit results in no material impacts.
- 6.44 The use of the rear parking area would occur under both the previous/existing and proposed uses and therefore any noise or activity impacts on neighbours in this area would be neutral.
- 6.45 The existing residential units could change use to Use Class C4 (house in multiple occupation) uses once complete under existing permitted development rights. Residential dwellings can change between Use Class C3 and Use Class C4 under Schedule 2, Part 3, Class L without the need for express planning permission.
- 6.46 As such, no material adverse impacts relating to neighbouring amenity would arise as a consequence of the development.



## Heritage

- 6.47 The site is located within the Steyne Gardens Conservation Area (and close to the Warwick Gardens Conservation Area to the rear of the property) and forms part of a locally-listed group of buildings.
- 6.48 The replacement windows will utilise LandVac heritage glazing, offering slimline vacuum glazing that provides a heritage appropriate appearance equivalent to a single pane thickness (8.3mm) whilst achieving enhanced U-values of 0.4 – and offering better thermal efficiency than most triple glazed units as a result.
- 6.49 The application site forms part of a shopping parade along Brighton Road that features a mix of traditional and modern shopfronts.
- 6.50 In the absence of specific design guidance for traditional shopfront within Worthing borough, the adopted design guidance for Adur has been considered in the preparation of suitable designs for the Conservation Area. The proposals incorporate a traditional timber framed shopfront, with a vertical mullion to subdivide the main shop window in a traditional manner. Traditional proportions have been used for relevant features, including the stallriser, fascia and fanlights.
- 6.51 The application will remove a modern shopfront that fails to positively reinforce the historic character of the wider Conservation Area, and the proposed shopfront provides a net visual improvement for the reasons stated above.
- 6.52 In addition to the commercial frontage, a street entrance to the 2<sup>nd</sup> floor residential unit is retained within the front façade. The residential entrance is slightly recessed to ensure that the commercial shopfront retains its prominence.
- 6.53 The rear part of the property is discretely located down a private access road and existing built structures limit public views into this area from within either Conservation Area. The proposed rear dormers (both the replacement of existing dormers and the introduction of a new dormer within the main rear roofslope) have been designed to match the surrounding context and utilise traditional dimensions, materials and building forms.



- 6.54 The proposed rear-facing windows will be heritage-style sash windows, with a wood grain effect. As these rear window units are discretely located at the rear of the property and can only be viewed at a distance from public viewpoints, wood-effect uPVC windows will offer a suitable visual appearance. Timber alternatives are proposed within the more sensitive front street elevation, with the specification for the replacement windows to reflect the details already approved under planning permission **AWDM/1762/23**.
- 6.55 Solar photovoltaic panels are proposed within the front roofslope but will be sited on the lowest section of the roof – ensuring that the panels are obscured from view by the existing parapet wall when viewed from street level. Similarly, solar panels on the roof the proposed rear roof dormer will be set back behind the main ridge and will not be visible from public vantage points to the south and along Brighton Road. These works allow the building to best utilise renewable forms of electricity without material harm to the Conservation Areas.
- 6.56 The nearest listed buildings is 22 and 24 Brighton Road, on the south side of the road and approximately 40m from the application site. From outside of this listed building the majority of the proposed works cannot be seen. The changes with a potential impact on the setting of the listed building are the changes to the existing shopfront and replacement windows to the front elevation.
- 6.57 For the reasons set out above, these alterations are considered to offer a net improvement in both heritage and visual impact terms. The reintroduction of traditional features to the shopfront will help reinforce the historic character of the shopping parade and the Conservation Area as a whole, having a materially beneficial impact of the setting of this listed building. The replacement windows will enhance the visual quality of the building given the deteriorated (and dangerous) state of the building currently in situ, utilising heritage appropriate materials to match the original windows in architectural style and detail.
- 6.58 On this basis the proposals would maintain the historic character of the area and the improvements to the external appearance of the building, including the improved shop frontage will provide an overall enhancement to the character and significance of the Conservation Area, locally-listed terrace and setting of nearby listed buildings. The proposals therefore meet the policy requirements under Policies DM23 and DM24 of the Local Plan and section 16 of the NPPF.



## **Transport and Active Travel**

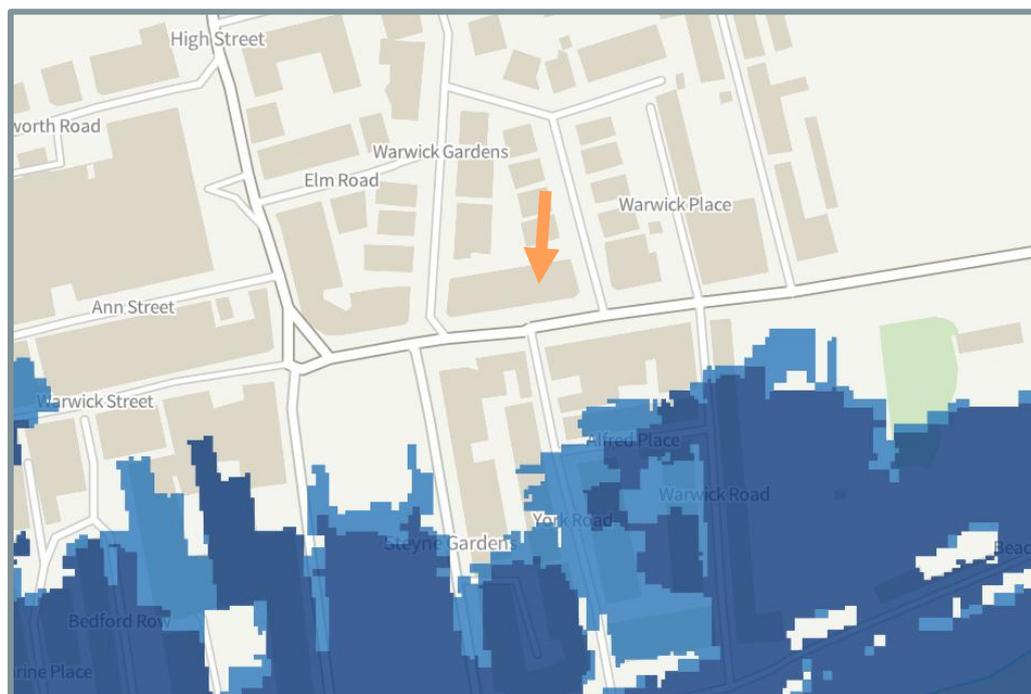
- 6.59 The site was assessed by the Council (under application NOTICE/0009/25) as being *“sustainably located within easy walking distance of the various shops and services available within the town centre, and with good public transport links to other parts of the town and destinations further afield”*.
- 6.60 Policy DM15 (Sustainable Transport and Active Travel) of the Worthing Local Plan aims to re-balance travel choices by promoting developments that prioritise active travel and non-car modes of transport.
- 6.61 The application site’s highly sustainable location will ensure that residents can easily access the majority of services on foot and minimises the number of journeys made by private vehicle to and from the site. Similarly, customers and staff to the commercial unit will be able to conveniently visit the site via sustainable or active modes of transport given its central location and the proximity of the commercial unit to other town centre uses will encourage linked trips.
- 6.62 The effect of these locational factors will significantly reduce the number of private vehicle trips to and from the site, compared to delivering these uses in a less sustainable location. The proposals therefore directly support the aims of Policy DM15 and will provide material benefits as a result.
- 6.63 The development incorporates a single off-street parking space alongside six new coverage cycle storage spaces for residents. The site is within Controlled Parking Zone C where parking restrictions apply from 9AM to 6PM, six days a week. The Council is therefore able to control or restrict on-street parking outside of the planning system through permit parking.
- 6.64 Residents will have good access to sustainable modes of transport, with bus services available outside of the property on Brighton Road and train services within easy walking distance. Residents would not be dependent on private vehicle use for any trips as a result.



- 6.65 Site access will remain unchanged from the existing situation, ensuring safe access into the site is maintained.
- 6.66 For the reasons set out above, the proposed use is unlikely to have a material impact on local transport or highways network. The existing access arrangements would be maintained and there would be no material changes to site access or safety.

### **Flood Risk and Drainage**

- 6.67 The site is in flood zone 1 (lowest area of flood risk), as confirmed by the Environment Agency flood map for planning extract below.



*Flood Map for Planning extract*

- 6.68 The partial change of use of ground floor commercial space to residential use was found acceptable under the previous Class MA application. The partial change of use at ground floor from a less vulnerable use to a more vulnerable use has already been established as a result.



- 6.69 The Council's flood risk consultants also advised that they had no objection to NOTICE/0009/25 on surface water grounds. Surface water will continue to drain in the same way as the existing situation and will not increase the risk of flooding within or around the site. Access and egress routes will stay the same as existing, albeit with the two residential entrances each becoming a dedicated primary access to the respective maisonettes (the Brighton Road entrance currently provides access to both residential flats).
- 6.70 The Government's long term flood risk service shows that groundwater flooding and reservoir flooding are unlikely in this area.
- 6.71 On this basis the site is not in an area of major flood risk and the development proposed will not increase flood risk either on site or elsewhere. The site is not large enough (or in a specific area of flood risk) and therefore a site-specific Flood Risk Assessment is not requirement. The requirements of Policy DM20 (Flood Risk and Sustainable Drainage) are therefore met.

#### **Other considerations**

- 5.11 The works proposed do not affect any areas of existing biodiversity habitats and therefore statutory biodiversity net gain does not apply in this instance. The development is considered 'de minimis' in this regard.



## **7.0 CONCLUSIONS**

- 7.1 The proposed development at 39 Brighton Road represents a comprehensive package of works that will secure the long-term future of a locally listed building within the Steyne Gardens Conservation Area.
- 7.2 The development proposals balance the sensitive repair and enhancement of the property with modern requirements for high-quality shared residential accommodation and sustainable design.
- 7.3 Works will bring the building back into active use, repair features that have deteriorated over time and deliver a new shopfront that reflects relevant design guidelines and expectations given the historic significance of the area. The works will retain active shopping frontage within the town centre.
- 7.4 The proposals will also deliver additional affordable residential accommodation in a highly sustainable location.
- 7.5 Overall, the proposals fully address relevant requirements of the Worthing Local Plan (2023) and the National Planning Policy Framework. They will conserve and enhance the historic environment while delivering sustainable new housing and supporting the vitality and viability of the town centre area.
- 7.6 In light of the above Worthing Borough Council is respectfully requested to grant planning permission for the proposed development.

*Lewis and Co Planning*  
*August 2025*