Planning & Design Statement

SITE ADDRESS: 59-61 Lyndhurst Road, Worthing, BN11 2DB
APPLICATION TYPE: Full Planning Permission
PROPOSAL: Conversion and extension of existing building to provide 3no. 1-bedroom 1 person flats & 1no. 2-bedroom 4 person flat.
LOCAL PLANNING AUTHORITY: Worthing Borough Council



Above: The site

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1.0 INTRODUCTION & SUMMARY

1.1 This statement is submitted in support of the application for full planning permission for the redevelopment, conversion, and upward extension of the existing property at 59-61 Lyndhurst Road, Worthing, BN11 2DB.

1.2 Planning permission is sought for *'Change of use from funeral directors to 4 residential units (Use Class C3) facilitated by a first-floor extension over the existing garage and conversion of roof space including part raised roof ridge, rear dormer and front rooflights.'*

1.3 The proposal forms an optimising intensification of a highly sustainable town-centre fringe location. It is explicitly designed to meet well-documented local housing needs for young professionals, key workers, families and first-time households.

1.4 This statement should be read in conjunction with the formal application forms and architectural plans submitted alongside this statement.

1.5 This statement demonstrates that planning permission should be granted without delay. Detailed analysis is provided across all key material considerations, including the principle of development, fallback permitted development rights, townscape impact, residential amenity, and sustainable transport options.

2.0 SITE DESCRIPTION & SURROUNDING CONTEXT

2.1 The application site comprises an existing building with a single-storey garage structure situated to the rear, located on the northern side of Lyndhurst Road (BN11 2DB).

2.2 The site is located inside the defined Built-Up Area Boundary (BUAB) of Worthing. The Worthing Local Plan Town Centre Inset Map confirms that the property is not a Listed Building, does not sit within a designated Conservation Area, and is not subject to restrictive heritage policy constraints.

2.3 The surrounding area is predominantly residential, characterised by dense urban development consisting of traditional terraced housing. The rear boundary of the site directly abuts the rear amenity spaces of residential properties along Park Road.

2.4 The immediate location is exceptionally sustainable and uniquely situated to support increased high-density residential use. It sits directly opposite Worthing Hospital, making it ideal for healthcare workers and key infrastructure staff. Furthermore, it sits within a 5-minute walk of Worthing town centre, within walking distance of two mainline railway stations, and less than a 30-second walk from major local bus corridors.

3.0 RELEVANT PLANNING HISTORY & FALLBACK POSITION

3.1 The site benefits from a critical fallback position that forms a substantial material consideration in the determination of this application. The property currently maintains established Permitted Development (PD) rights for residential conversion into 2 x two-bedroom (4-person) flats. **Application Reference: Notice/0013/25**

3.2 This prior approval firmly establishes the absolute principle of residential conversion on this site.

3.3 This full planning application seeks an alternative configuration that optimises the site more effectively than the standard PD fallback layout. When balanced against the fallback scenario, the proposed scheme delivers a vastly superior architectural response, repairs a fractured townscape, and provides a housing mix explicitly matched to local demographic demands.

4.0 PROPOSED DEVELOPMENT

4.1 The development proposal seeks full planning permission to convert, remodel, and physically extend the site to deliver this scheme under *'Change of use from funeral directors to 4 residential units (Use Class C3) facilitated by a first-floor extension over the existing garage and conversion of roof space including part raised roof ridge, rear dormer and front rooflights.'*

4.2 The physical works consist of the following integrated elements:

- **Existing Garage & 1st Floor Extension:** The single-storey rear garage structure will be retained and be converted internally to create a communal lock-up, cycle store and services room for the 4 dwellings/7 residents. The property will be extended above the existing garage upward by one additional storey to match the ridge line of the main property. The 1st floor extension will retain a 1000mm gap to the west as not to create a terracing effect.

- **Roof Integration:** The new upper storey roof structure above the garage area will be topped with a high-quality hipped pitched roof designed to match the prevailing local roofscape and create a natural continuation of the existing terrace. The materials used here will be to match the existing and surrounding area of neighbouring properties.

- **Rear Dormer Window:** A discreet rear dormer will be integrated into the roof to optimise internal floor areas while remaining architecturally subordinate. This dormer window would incorporate a mono-pitch roof around the perimeter to soften its presence and aid discretion. This dormer will be clad in plain hanging tiles of the

same material and colour as the main pitched roof as to blend it to the roofscape. The dormer will be set down from the main ridge height, set in from the eaves and will not surpass the main hip elevations making it completely disguised from Lyndhurst Road. The dormer will feature 2no. north facing windows which will be obscured to give privacy to prevailing neighbours whilst bringing in natural light. To the south elevation there will be 3no. rooflights to flood the property with natural light and improve outlook.

- **Frontage Elevations:** The front of the property will be completely upgraded with a insulated render system which both brings the properties U-values down and blends the building into the neighbouring properties. There will be 1no. additional window which will match the existing UPVC sash windows of the property.

- **Comprehensive Boundary Upgrades:** The front boundary will be entirely reconstructed with rendered masonry walls to match the existing street scene, establishing a secure, well-defined threshold that clearly delineates the private amenity space from the public highway.

- **Sustainable Urban Drainage (SuDS) Compliance:** The existing low-quality hard surfacing will be completely replaced with a premium, fully permeable resin-bound aggregate and matching hardstanding system. This structural choice optimizes natural surface water infiltration directly on-site, mitigates local runoff in strict compliance with sustainable drainage mandates, and delivers a visually clean, robust, and low-maintenance finish that permanently upgrades the character of Lyndhurst Road.

- **Amenity area:** The scheme incorporates approximately 50 sqm of landscaped front garden/courtyard space to serve as a shared outdoor breakout area for residents. A safe and organised refuse area will be located between the parking & garden area to ease the collection by the local council.

- **Parking:** The site benefits from 3 x off road parking spaces which will be maintained.

- **Internally:** The property benefits from a predominantly south facing aspect and large sash windows which creates spacious and naturally well-lit homes, perfectly complementing a premium, design-led interior fit out that balances character features with a sleek, contemporary aesthetic.

5.0 RELEVANT PLANNING POLICIES

5.1 National Planning Policy Framework (NPPF)
Central to the proposal is the overarching presumption in favour of sustainable development. The NPPF explicitly directs local planning authorities to focus heavily on the delivery of homes and the optimization of sustainable urban plots through the following structural national decision-making policies:

- **Policy HO1 (Delivering a sufficient supply of homes):** Mandates that the planning system must actively support the Government's objective to significantly boost the supply of homes. Moving from the previously approved 2-unit prior approval scheme to a 4-unit configuration directly implements this mandate by accelerating windfall delivery on an available urban site.

- **Policy L2 (Making effective use of land), Paragraph 1. d.:** Explicitly commands that "*substantial weight should be given to the benefits where a development proposal would achieve... Creating additional homes or floorspace within settlements by using the airspace above existing residential and commercial premises, or through sensitive redevelopment or additional development within existing plots (including, but not limited to, the addition of mansard roofs, proposals to fill gaps in the existing roof line, the introduction of higher buildings at street corners and additional units within residential curtilages*". The conversion of 59-61 Lyndhurst Road directly responds to this by maximizing the internal capacity alongside the 1st floor extension above the existing garage.

- **Policy L3 (Achieving appropriate densities), Paragraph 1.:** Dictates that *"Development proposals should make efficient use of land, taking into account the identified need for different types of housing and other development, local market conditions, the availability of infrastructure (including that supporting sustainable transport modes) and its scope for improvement, a site's connectivity and the importance of securing well-designed, attractive and healthy places".* The proposal actively achieves this by shifting the layout to 3 x 1-bed and 1 x 2-bed units actively driving density upward in a sustainable town footprint whilst creating starter homes and a ground floor family home.

5.2 Worthing Local Plan (Adopted 2023)
The following statutory local policies are directly applicable and have guided the formulation of this development:

- **Policy DM1 (Housing Mix):** Supports the conversion of existing buildings into smaller units of self-contained accommodation. The proposal directly answers the borough's acute structural shortfall for single and couple-occupancy households by introducing targeted 1-bed and 2-bed configurations, while preserving adjoining residential amenities.

- **Policy DM2 (Density & Space Standards):** Mandates that new developments maximize density in sustainable urban zones, explicitly stating that flatted schemes should target densities **in excess of 100 dwellings per hectare (dph)**. The 4-unit design meets this target threshold within the existing plot footprint, while strictly adhering to the Nationally Described Space Standards (NDSS) floor areas.

- **Policy DM5 (Quality of the Built Environment):** Requires developments to demonstrate a high standard of architectural design. The scheme fulfils this by keeping the majority of the development internal and all external works to be sympathetic of the local area—preserving the period street terrace character—while leveraging the building's south-facing aspect and grand sash windows to deliver a premium, design-led, and naturally well-lit interior fit out.

- **Policy DM15 (Sustainable Transport):** Promotes sustainable travel patterns by prioritizing low-car or car-free developments in areas with exceptional public transport accessibility, provided that safe, integrated alternatives are established. The proposal actively fulfils Policy DM15 by retaining 3 existing on-site car parking spaces within the property's curtilage to serve the optimized 4-unit configuration. Given the property's immediate proximity to Worthing Town Centre and key rail & bus hubs, this 0.75 parking ratio perfectly satisfies the West Sussex parking guidelines for smaller 1 and 2-bed units. To further encourage a structural rebalancing away from car-reliance, this existing parking layout will be supplemented by the installation of dedicated, secure internal cycle storage infrastructure at a strict ratio of 1 space per flat.

6.0 PLANNING ASSESSMENT

6.1 **Principle of Development & Housing Mix:** The principle of residential use is uncontested given the site's urban location and its established PD fallback rights. Policy DM1 explicitly supports conversions to maximize housing supply. Moving from a 2-unit fallback to a 4-unit scheme represents a highly efficient use of land. The provision of smaller 1-bedroom units directly aligns with Worthing's local housing strategies, which identify a critical shortfall in accessible housing options for young single professionals, key workers, and hospital personnel directly across the road.

6.2 **Design, Scale, and Impact on the Townscape:** The proposed extension has been carefully scaled to match the building lines, ridge heights, and architectural language of the adjoining terraced row. Rather than causing visual disruption, the design reads as a seamless, natural extension of the street scene. The vertical addition maintains a suggested 1 metre gap between no. 57 Lyndhurst Road as not to produce a terracing effect. Along with the upgraded façade of the property this will create a net positive impact on the visual quality of the area.

6.3 **Standard of Accommodation:** Every one of the 4 proposed flats has been engineered to meet or exceed the Nationally Described Space Standards (NDSS) in accordance with Policy DM2. The units benefit from excellent configurations, ample natural internal daylighting, and clear residential outlooks. While private external balconies are constrained by the compact urban footprint, this is entirely typical and accepted in town-centre fringe locations. This constraint is heavily offset by the 50 sqm landscaped front courtyard and immediate walkable access to Worthing's public open spaces.

6.4 **Impact on Neighbouring Residential Amenity:** Protecting the living conditions of neighbouring occupiers along Park Road and Lyndhurst Road has been a core design priority.

- **Loss of Light:** The site sits south of the properties on Park Road. Because the new roofline aligns with the existing established ridgelines of the Lyndhurst Road properties, it will cause no additional or material overshadowing to neighbouring

gardens. The dormer extension will not have any detrimental impact to neighbouring properties due to the sizing, positioning and pitched eaves detail.

- **Overlooking & Privacy:** The 2no. proposed rear dormer windows face north over the rear gardens of Park Road. These gardens are already overlooked by existing multi-storey urban buildings in the immediate vicinity. The dormer windows are set at a height and distance that prevents any intrusive or direct window-to-window overlooking, preserving standard residential privacy and will be fitted with obscure glazing.

6.5 **Sustainable Transport & Highways Safety:** The application proposes a highly sustainable, low-car operational model. Given the site's unique positioning adjacent to Worthing Hospital and the town centre, future residents will have zero reliance on private vehicle ownership. While the immediate vicinity operates under a local council parking permit zone (giving the LPA total enforcement control over on-street capacity), a dedicated, secure cycle store is provided on-site to actively incentivize green transport choices. The property also boasts a walk score of **95**.

7.0 CONCLUSIONS

7.1 This full planning application seeks permission for a high-quality, design-led conversion and extension at 59-61 Lyndhurst Road, BN11 2DB to deliver a sustainable mix of 3no. 1-bedroom 1 person flats and a 1no. 2-bedroom 4 person flat.

7.2 The development complies thoroughly with Policies DM1, DM2, DM5, and DM15 of the 2023 Worthing Local Plan, as well as the sustainable development mandates of the NPPF.

7.3 The scheme represents a clear architectural upgrade over the existing fragmented site presentation, and provides a significantly better housing solution for local key workers than the permitted development fallback position.

7.4 Residential amenity is carefully preserved, internal space standards are exceeded, and sustainable transport modes are hardwired directly into the design layout.

7.5 In light of these clear, compounding environmental, social, and structural benefits, the applicant respectfully requests that full planning permission be granted.

Habitat living ltd

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Above: Existing property

Below: Proposed property (to be used as a visual representation only, not to be scaled from etc.)

