RODWAY PLANNING
CONSULTANCY LIMITED

PLANNING STATEMENT

IN RELATION TO:

'Retrospective planning application for use of rear ground floor space as 2 no. 1-bed residential flats with associated alterations'

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3 & 4 The Parade, Cokeham Road, Sompting, West Sussex, BN15 0AH

October 2026

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1.0 EXECUTIVE SUMMARY

1.1 This Planning Statement supports a retrospective application for the use of ground-floor rear floorspace at 3 and 4 The Parade, Cokeham Road, Sompting, as 2 no. one-bedroom residential flats, together with associated alterations.

1.2 The site lies within the defined built-up area boundary and within a Local Shopping Parade. The proposal is therefore acceptable in principle under Adur Local Plan **Policies 1** and **2**, subject to detailed compliance with the development management policies, including **Policies 15**, **20**, **22**, **27** and **28**.

1.3 The August 2026 NPPF gives clear support to sustainable development within settlements through **Policies S3** and **S4**, gives substantial weight to the delivery of new homes through **Policy HO7**, and supports the effective use of land within settlements through **Policy L3**. The proposal accords with those objectives by delivering two small homes within existing built floorspace, without releasing undeveloped land or undermining the role of the Local Shopping Parade.

1.4 The flats comply with the relevant space standards. For a single storey, one-bedroom/one person flat, the Nationally Described Space Standard requires a minimum gross internal area of **37 sqm**. The proposal has been assessed on this basis and is compliant with Adur Local Plan **Policy 20**, which expects new dwellings to meet the nationally described space standards.

1.5 Overall, the proposal represents sustainable development and should be approved in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the adopted Adur Local Plan and the material considerations identified in the NPPF.

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2.0 INTRODUCTION

2.1 Planning permission is sought on behalf of the Applicant for retrospective permission for use of existing ground floor space as 2 no. 1-bed residential flats with associated alterations. The site relates to 3 and 4 The Parade, Cokeham Lane, Lancing.

2.2 This Planning Statement is submitted in support of the above Planning Application. The statement describes the site, its surroundings and the proposal itself. The Planning Policy background is considered along with an assessment of the proposal considering the relevant policy and all other material planning considerations.

2.3 The site lies within the built-up area, where the principle of development should be accepted. This Planning Application accords with an up-to-date development plan and should therefore be approved without delay.

2.4 This Planning Application should be read in conjunction with the detailed drawing package that has been prepared by the Applicant's architect.

3.0 SITE CONTEXT

3.1 The Site in question is located within a small precinct of retail units, to the south side of Cokeham Lane.

3.2 The site comprises a two-storey terraced building. It is understood that the ground floor frontage is no longer a print shop and is now in use as a tanning studio and beauty salon. The rear (extended) part of the ground floor is separated into two independent 2-bed flats (known as Flats 3b and 4b) and retrospective permission is sought as part of this application to regularise this change of use.



Fig 1. Aerial map of the site and its surroundings (*Courtesy of Google Maps*)

3.3 In terms of the site's constraints and designations, the Site is located within the built-up area boundary, where new development is acceptable in principle, subject to compliance with Development Plan policies.

3.4 The Application Site also falls within a designated 'Local Shopping Parade', and Local Plan **Policy 27** therefore is applicable.

3.5 According to the Gov.uk 'Flood Map for Planning' online resource, the site is located within Flood Zone 1, where land has a low probability of flooding from rivers and the sea.

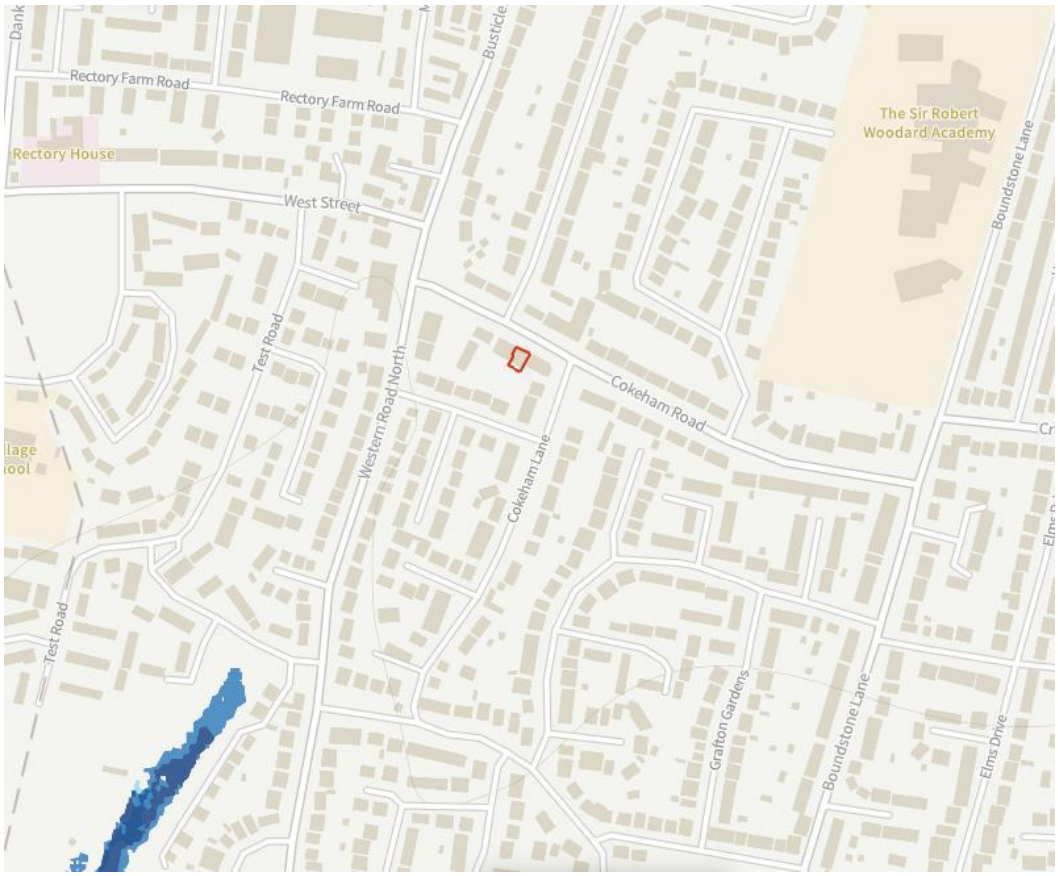


Fig 2. Extract from the Government's Flood Risk for Planning Map

3.6 The following map identifies areas at risk from surface water flooding (1 in 100 year event). Again, the existing properties at The Parade lie outside of the area identified as being at risk.

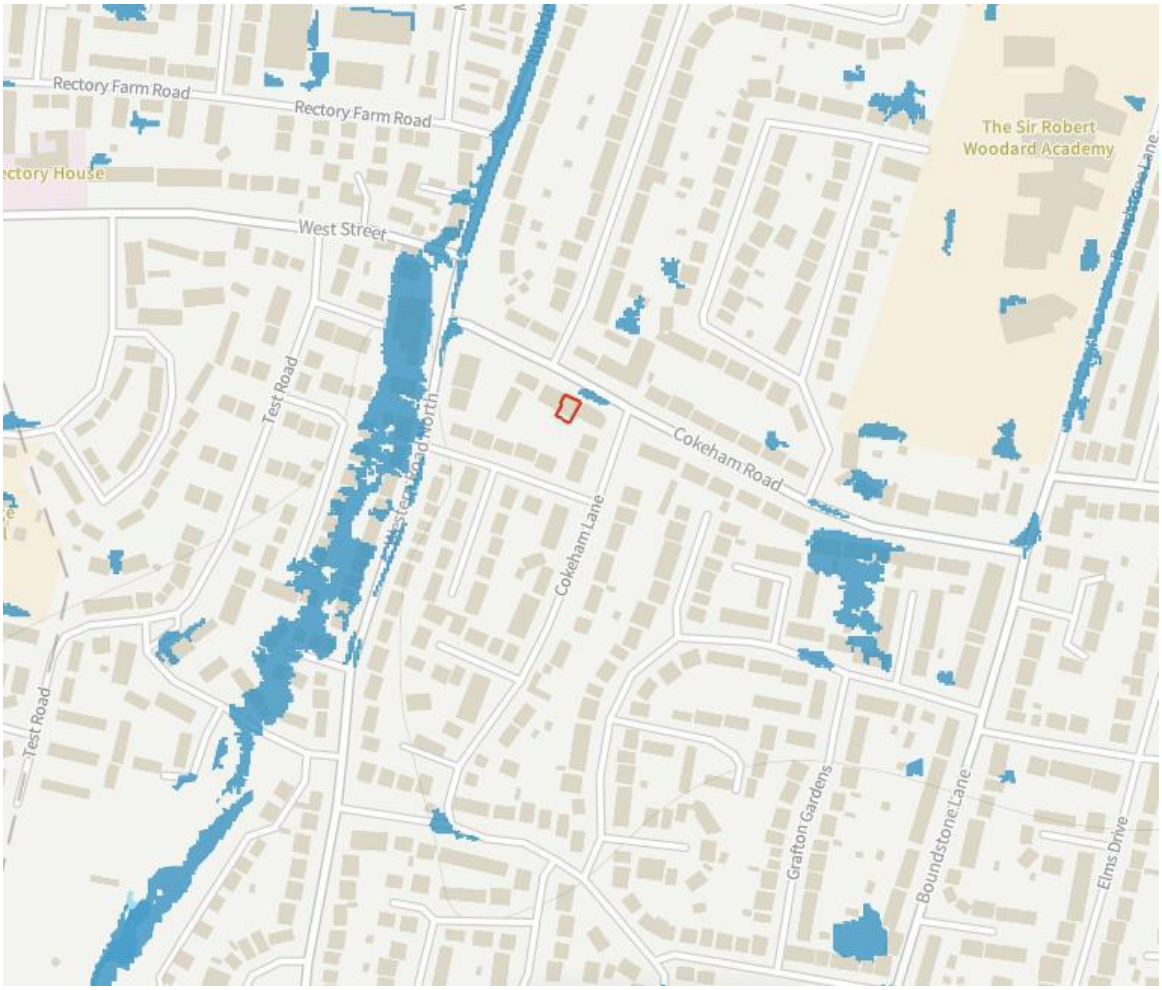


Fig 3. Extract from the Government's Surface Water Risk for Planning Map

4.0 PLANNING HISTORY

(i) Planning History

Application Site

4.1 The Adur District Council website does not show any planning history for No's 3B or 4B The Parade.

4.2 4A the Parade has the following planning history: -

- **Planning ref: S/31/02/TP/19867/:** Rear dormer (retrospective). Permitted 25th June 2002.
- **Planning ref: S/32/05/TP/21932/:** First floor rear extension and addition of side gable to main roof. Permitted 6th July 2005.

4.3 We are aware that the following planning permission was granted in relation to 3, 3A & 4 The Parade: -

- **Planning ref: S/68/02/T/:** Ground and first floor rear extensions (storage with kitchen above). Application Permitted 18th December 2002. The works approved by this application have been constructed, and it is this area in which the proposed flats have been created.

5.0 THE PROPOSAL

5.1 This application proposal seeks retrospective planning permission for the ground floor space at the rear of the commercial premises to be used as 2 no. 1-bed / 1-person residential flats with associated alterations.

5.2 The pre-existing and proposed floor plans are included below (**Fig 4** and **5** refer). It will be noted that the pre-existing ground floor comprises sales offices, storage, staff room and 2 no. w.c.

5.3 The proposed floor plan provides for the retention of a commercial use to the front of each unit, with an open plan living/ dining and kitchen area, 1 No. bedroom, home office and w.c./ shower room. Each of the flats are laid out with a hallway and entrance door to the south elevation, which leads into a living room and kitchen.

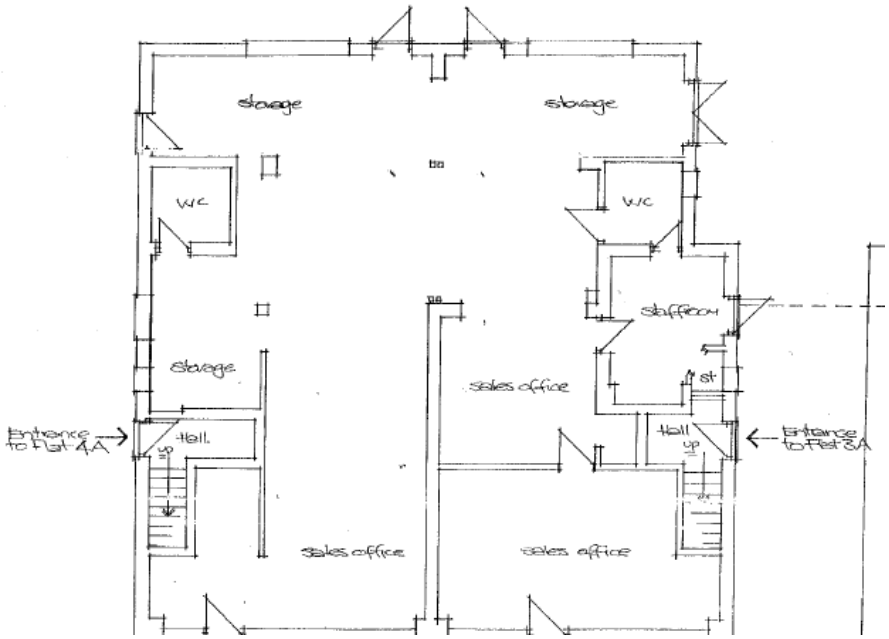


Fig 4. Existing ground floor plan

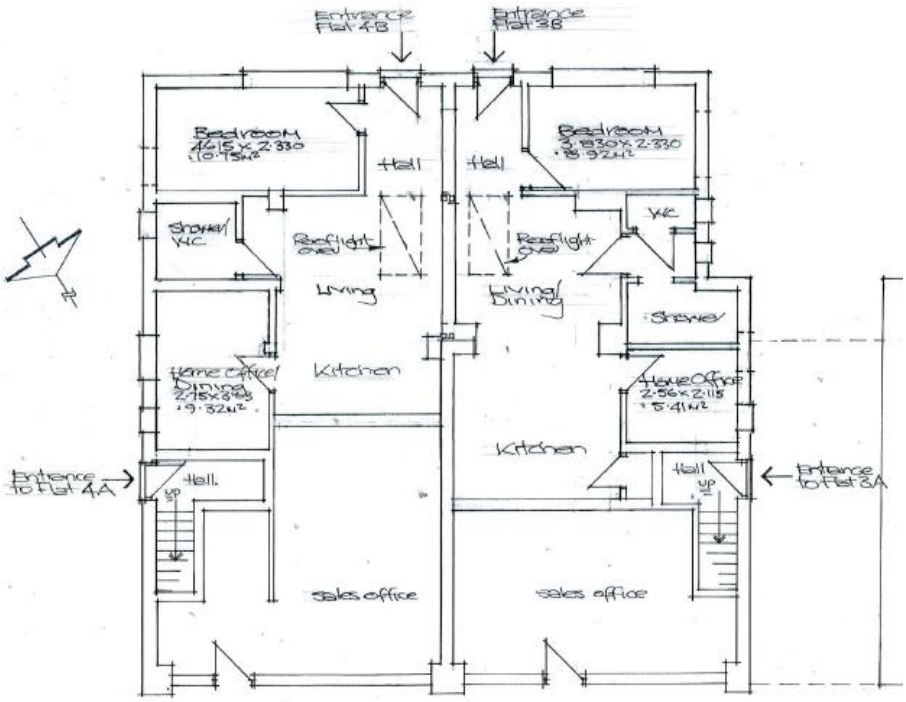


Fig 5. Proposed ground floor plan

5.4 Some minor external changes are proposed, which include the addition of a roof lantern to each flat to provide more light and the blocking up of some side facing doors/ windows, as detailed on the submitted plans. These works have also been completed.

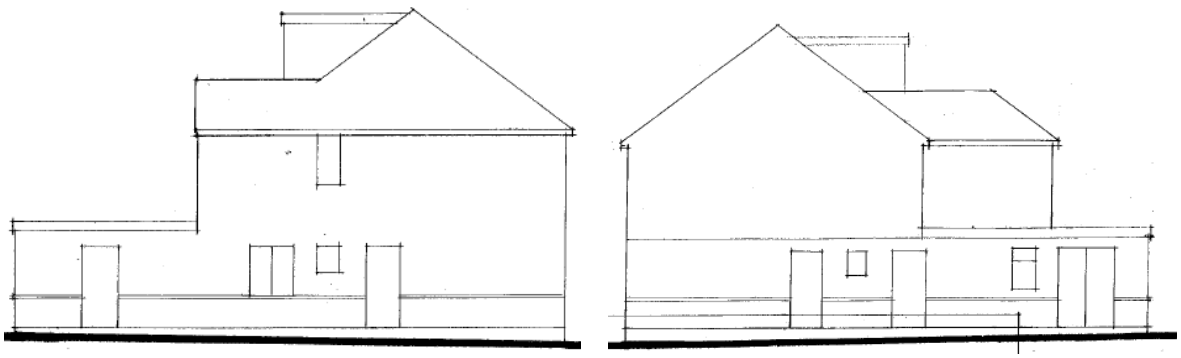


Fig 6. Existing east side elevation and west side elevation

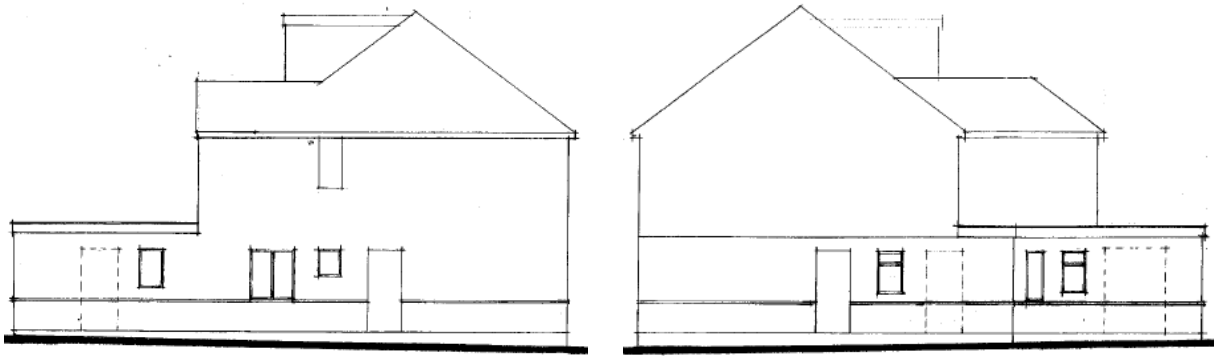


Fig 7. Propsoed east side elevation and west side elevation

5.5 No dedicated parking provision is proposed as part of the development. Given the sustainable location, this is considered to be entirely appropriate.

5.6 Refuse bins and cycle racks for storage will be provided to the rear of the property, as detailed on the submitted site plan.

6.0 POLICY CONTEXT

i. The National Planning Policy Framework (NPPF)

6.1 The National Planning Policy Framework (NPPF) was originally published in 2012, there have been a number of revisions since this time, with the most recent version published in August 2026.

6.2 The newly updated NPPF confirms that planning law, as set out at Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, requires that applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise (paragraph 3).

6.3 The focus of the revised NPPF continues to be achieving sustainable development, with it confirming at paragraph 15 that *"the purpose of the planning system is to contribute to the achievement of sustainable development, by managing the use and development of land in the long-term public interest".*

6.4 The NPPF clarifies at paragraph 16 that *"at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs"* (taken from Resolution 42/187 of the United Nations General Assembly).

6.5 At paragraph 17, the Framework sets out that in planning terms, and to achieve sustainable development there are *"three overarching objectives in providing for the homes, commercial development, facilities and infrastructure which society needs. These objectives are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across all three)".* These objectives are economic, social and environmental. The social objective is *"to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future*

generations; and by fostering well-designed, beautiful and safe places, with accessible community facilities, public service infrastructure and open spaces that reflect current and future needs and support communities' health, social and cultural well-being…".

6.6 At Paragraph 18, it states that these objectives *"should be delivered through the preparation and implementation of development plans and the application of the policies in this Framework; they are not criteria against which every development proposal can or should be judged. Development plans and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area".*

6.7 Section 3 refers to Decision-making policies. Policy **DM1** (Preparing development proposals) states that *"proposals for other types of development should be supported by the minimum necessary information requirements to enable a decision".*

6.8 Policies **DM3** (Determining development proposals) and **DM4** (Emerging development plan proposals) are relevant. These policies require Councils to take a constructive and proportionate approach to planning applications, rather than looking for reasons to refuse them. It confirms that Council's should work with applicants to overcome problems where possible. They also make clear that an emerging planning policy does not automatically override a current planning application. Greater weight can be given to an emerging plan as it progresses, but refusing an application because it is "premature" is only justified in specific and limited circumstances.

6.9 Policy **DM5** (Development Viability) notes that *"1. Where development proposals accord with relevant up-to-date plan policies and national decision-making policies, they should be assumed to be viable…".*

6.10 Policy **DM6** refers to the Use of planning conditions and obligations, and requires planning conditions and obligations to be necessary, proportionate and directly related to the development. Councils should avoid imposing unnecessary requirements or using conditions to address matters that could be dealt with in other ways. Conditions and obligations should also be processed efficiently so they do not unnecessarily delay development.

6.11 Policy **DM7** refers to Relationships with other regulatory regimes. Paragraph 1 states that *"development proposals should be assessed on the basis of whether they would be an acceptable use of land. Matters which are controlled by separate regulatory regimes may, in the context of a particular development proposal, be a material consideration where they have land-use implications. Decision-makers should assume, unless there is clear evidence to the contrary, that those separate regimes will operate effectively".*

6.12 Section 4 relates to achieving sustainable development. Policy **S1** (Positive plan-making) states that *"1. The development plan should plan positively for future growth and change by: a. Seeking to meet the development needs of their area, as a minimum. For spatial development strategies, and for local plans where a spatial development strategy is not in place, this means providing for objectively assessed needs for housing, business and other uses (including supporting infrastructure), as well as any needs that cannot be met within neighbouring areas, unless:*

i. The application of the policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

ii. Any adverse impacts of doing so would substantially outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

b. Providing for new development, and improvement of the environment, in a way that promotes a sustainable pattern of growth and seeks to mitigate climate change and adapt to its effects".

6.13 Policy **S3** refers to Presumption in favour of sustainable development. It states that:

"1. Decisions on development proposals should apply a presumption in favour of sustainable development. This means:

a. Policy S4 in this Framework should be applied when considering development proposals within settlements;

b. Outside settlements, policy S5 should be applied; and

c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay

2. Where a development proposal falls partly within and partly outside a settlement, policies S4 and S5 should be applied to the relevant parts which are inside or outside of the settlement boundary (as appropriate), before coming to an overall view on the proposal".

6.14 Policy **S4** (Principle of development within settlements) states that: -

"1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

2. In applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:

a. Have a substantial adverse impact in relation to:

i. The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or

ii. The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).

b. Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off-site); or

c. Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances".

6.15 Section 6 relates to Delivering a sufficient supply of homes. **HO1** and **HO2** are general policies that relate to Assessing the need for homes and setting requirement figures for homes respectively. Policy **HO3** ('Providing land for homes') states that *"1. Local plans should identify a sufficient supply and mix of sites to meet or exceed the housing requirement figure and pitch and plot requirements for their areas over the plan period, drawing on the land availability assessment in accordance with policy PM9. This should include:*
a. In relation to housing:
i. A supply of specific deliverable sites for five years following the intended date of adoption of the plan, with an appropriate buffer (as set out in Annex D); and
ii A supply of specific, developable sites or broad locations for growth for the subsequent years 6 to 10 and, where possible, for the remaining plan period, where

the plan covers more than 10 years… It goes on to note that *"2. Where an allowance is to be made for windfall sites as part of the identified supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the land availability assessment, historic windfall delivery rates and expected future trends".*

6.16 **Policy HO5** addresses the need to meet the needs of different age groups, whilst **Policy HO6** seeks to plan for a diverse mix of sites.

6.17 **Policy HO7** (Meeting the need for homes) confirms that *"1. In applying the policies in this Framework, substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community, as identified through needs assessments prepared for the area of the local planning authority and other relevant evidence. This includes, but is not limited to, homes needed for different groups assessed under policy HO1".*

6.18 Section 12 relates to Making effective use of land, with the objective of providing 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".* **Policy L3** refers to achieving appropriate densities and states that: - *"1. 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.*

2. To contribute to making efficient use of land:

a. Within settlements, development proposals for residential and mixed-use development should contribute to an increase in the density of the area in which they are situated. The only exception is where there is a clear justification that this is either inappropriate or not possible (for example, where the prevailing density is

already very high, the nature of the accommodation required precludes higher densities, or where it would conflict with other policies in this Framework). In considering the potential to increase densities, the existing character of an area should be taken into account, in accordance with policy DP3, but should not preclude development which makes the most of an area's potential;…".

6.19 Section 14 refers to Achieving well-designed places. **Policy DP3** sets out 'Key principles for well-designed places'. The policy is essentially about ensuring that new development is attractive, functional, sustainable and appropriate to its location. It should respect and enhance local character, provide good public spaces and connections, support nature and climate objectives, and create places that people can live in and enjoy over the long term.

6.20 Section 15 relates to Promoting sustainable transport, with its objective being to *"ensure that transport considerations are taken fully into account in the preparation of development plans and the evolution and assessment of development proposals; using a vision-led approach to embed the role that transport infrastructure and choices can play in creating well-designed, sustainable, inclusive and popular places".* **Policies TR1** (Vision-led approach to planning for transport); **TR2** (Local parking standards); **TR3** (locating development in sustainable locations); and **TR4** (Street design, access and parking) are considered of relevance to this proposal.

6.21 Further parts of the Framework that are of note include Section 16, which relates to Promoting healthy communities, Section 17 (Pollution, public protection and security), Section 18 (Managing flood risk and coastal change) and Section 19 (Conserving and enhancing the natural environment).

ii. <u>Adur Local Plan</u>

6.22 The Adur Local Plan was adopted at a meeting of Adur Full Council on 14th December 2017. The new Local Plan sets the strategic development and land-use priorities for Adur (outside of the South Downs National Park) up to 2032 and contains the

policies against which development management decisions within that area will be made. It replaces the saved policies of the Adur Local Plan 1996 as the Council's Local Plan.

6.23 The Council's Proposals Map (refer to **Fig 8** below) shows the Application site is located within the built-up area boundary. The Policy Map also identifies that the site lies within a 'Local Shopping Parade' (pink washed over area). The relevant planning policy for this designated area is Local Plan **Policy 27**, which is entitled 'Retail, Town Centres and Local Parades' (see below).

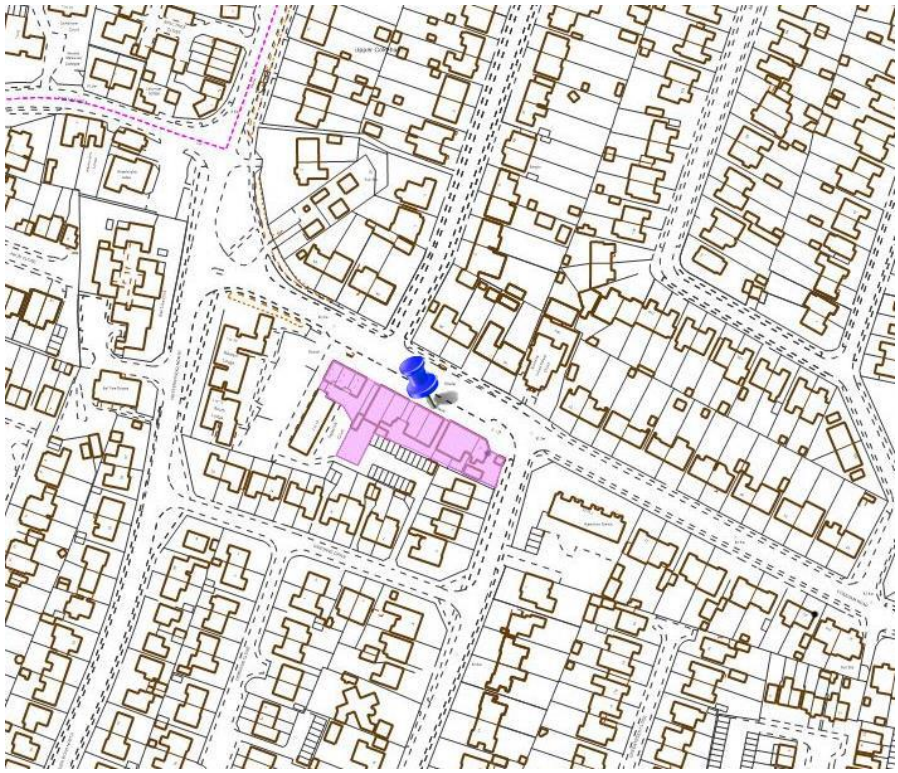


Fig 8. Extract from Adur Policies Map 2023 Interactive Map

6.24 **Policy 3** refers to the district's housing provision. Within the Plan period (2011-2032) a minimum of 3,718 dwellings are to be provided, with 1,538 units to be within the built-up area. This equates to an annual target of 177 dwellings per year over the 21 year plan period, which is notably less than the District's housing need,

both now and at the time of the ALP being adopted. Indeed, the Planning Inspector's report on the examination of the ALP (dated 29th September 2017) noted that the objectively assessed housing need (OAN) at that time was 325 dwellings per annum (dpa), or 6,825 over the Plan period.

6.25 Since 2017, the previous Government amended the standard methodology – which is used for calculating future housing needs. At that time the methodology advised that Adur's housing need had increased to 449 dwellings per annum. In December 2024, the Labour Government amended the calculation for the standard methodology, and Adur's revised figure is understood to now be 547 dpa. The constrained nature of Adur District was accepted by the previous Inspector as justification for a lower ALP housing figure of 177 dpa. Our understanding is that the new standard method figure is now a mandatory requirement.

6.26 Therefore, the demand for housing in Adur District has risen significantly since the last Local Plan was adopted, and the current ALP is therefore significantly underdelivering in this respect.

6.27 **Policy 20**, which refers to Housing Mix and Quality, requires the provision of *"family sized units"* on infill developments (defined as 2-3 bedrooms), and *"New dwellings across all tenures will be expected to meet the minimum nationally described space standards".*

6.28 **Policy 22** sets out density requirements for development across the district. It says that *"New residential developments should achieve densities of a minimum of 35 dwellings per hectare… In exceptional cases residential development may be permitted at a lower density, where it is demonstrated by the applicant to the satisfaction of the Local Planning Authority that the minimum density specified above would result in an unacceptable impact on the surrounding area. Proposals for new dwellings will be expected to comply with the criteria contained in the*

Council's adopted Development Management Standard No.1 "Space Around New Dwellings and Flats" or any other appropriate national standard."

6.29 The supporting text to Policy 22 clarifies that *"Controlling density does not in itself create a good quality environment. Sufficient external space around and between new homes is an important factor in the creation of a pleasant residential environment contributing to the character, identity and appearance of an area."*

6.30 **Policy 27** (Retail, Town Centres and Local Parades) states that *"within the defined town centre boundaries of Shoreham-by-Sea, Southwick and Lancing (as shown on the Policies Map), town centre uses will be permitted, subject to compliance with other relevant policies.*

Development within the primary and secondary shopping frontages will need to be in accordance with the place based policies in Part Three of this Plan.

New development for town centre uses outside of the defined town centre boundary (or Primary Shopping Area in the case of retail uses) will be assessed in accordance with the National Planning Policy Framework sequential test. An impact assessment will be required for any proposed retail development outside of the Primary Shopping Area with a net sales floorspace of 1000sqm or more.

In the areas designated as local shopping parades, shopping and other town centre uses will be supported at ground floor level but a predominant shopping use (as defined in the Town and Country Planning (Use Classes) Order 1987 as amended) on ground floor premises will be retained. Where proposals would result in there no longer being a predominant shopping use, this will only be acceptable where it can be demonstrated that retail is no longer a viable use in that unit, particularly where it has remained vacant for a long period (normally a minimum of one year) and that reasonable attempts have been made to market it for retail purposes".

6.31 The following policies of the Local Plan are of relevance: -

- **Policy 1:** Sustainable Development

- **Policy 2:** Spatial Strategy
- **Policy 10:** Sompting
- **Policy 15:** Quality of the Built Environment and Public Realm
- **Policy 18:** Sustainable Design
- **Policy 28:** Transport and Connectivity
- **Policy 31:** Biodiversity
- **Policy 34:** Pollution and Contamination
- **Policy 36:** Flood Risk and Sustainable Drainage.

iii. Sompting Neighbourhood Plan

6.32 It is understood that following a meeting of Sompting Parish Council on 9th March 2022, the Parish Council agreed not to progress this plan any further.

iv. Supplementary Planning Documents

6.33 The District Council has adopted the following Supplementary Planning Documents (SPDs), which are of relevance: -

- Development Control Standard – Space around dwellings and flats.
- Adur Interim Affordable Housing Position Statement.

v. Emerging Adur Local Plan

6.34 We are aware that Adur District Council has started work on preparing a new Adur local plan. The Council's website states that the *"although work on the emerging Adur Local Plan has commenced, the latest Local Development Scheme for Adur indicates that the Plan will be progressed under the new national planning system introduced by the Levelling Up and Regeneration Act 2023. The government has not yet published the regulations for this new system. It is expected that these will be published in 2026".*

7.0 PLANNING ASSESSMENT

Principle of Development, and Five-year housing land supply

7.1 The application site lies within the defined built-up area boundary and forms part of a Local Shopping Parade. The principle of development is therefore supported by Adur Local Plan **Policies 1** and **2**, subject to compliance with other relevant development management policies, including **Policy 27** in respect of local shopping parades.

7.2 The August 2026 NPPF reinforces this starting point. **Policy S3** applies a presumption in favour of sustainable development and directs decision-makers to **Policy S4** for proposals within settlements. Under **Policy S4**, development within settlements should be approved unless the benefits would be substantially outweighed by adverse effects when assessed against the national decision-making policies.

7.3 Adur's housing land supply position is a material consideration. The Council's latest published five-year housing land supply position identifies a shortfall against the current standard method requirement. In the context of **NPPF Policy HO7**, *"substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community".*

7.4 The proposal delivers 2 no. one-bedroom flats within an existing building in a sustainable location. Although the contribution is retrospective and relatively small in numerical terms, it will formalise an existing housing provision that meets a local need (both units are occupied and have been continuously since they were formed). To refuse this application would result in a net loss of housing in the District and would also make two persons effectively homeless. The proposal makes an effective use of previously developed floorspace, and makes a positive contribution to meeting local housing needs.

7.5 The development also accords with the NPPF's objective of making effective use of land. **Policy L3** supports efficient use of land within settlements, particularly for residential and mixed-use development, provided that the resulting form of development remains well designed, attractive and healthy. In this case, the residential use is confined to rear floorspace, while the commercial frontage is retained. The floorspace was originally approved for ancillary commercial storage purposes. The loss of the storage space has not affected the viability or usability of the frontage retail units, which continue to operate successfully, and are completely unaffected by the use of the rear space as 2 no. flats.

7.6 Accordingly, the proposal is acceptable in principle. It is supported by Adur Local Plan **Policies 1** and **2**, is consistent with **Policy 27** because the local parade's active frontage and commercial function would be preserved, and attracts positive weight under **NPPF Policies S3, S4, HO7** and **L3**. There are no site-specific adverse impacts which would substantially outweigh these benefits.

b. <u>Sustainable Development Test</u>

7.7 In sustainable development terms, the proposal performs positively across the economic, social and environmental objectives identified in the NPPF. The assessment below applies those objectives in a proportionate way, recognising that the proposal relates to a small-scale retrospective change of use within an existing building.

- The Economic Objective

7.8 Economically, the proposal brings previously underused rear storage floorspace into productive residential use, support local services through additional household spending. It also retains the commercial frontage and small sales offices, thereby maintaining the role and function of the Local Shopping Parade in accordance with Adur Local Plan **Policy 27**.

- The Social Objective

7.9 Socially, the scheme would provide two additional one-bedroom homes within the built-up area, contributing to the range and supply of housing in Adur. This attracts positive weight under **NPPF Policy HO7** and is consistent with Adur Local Plan **Policy 20**, subject to the detailed standards assessment below.

7.10 The site is well related to local services, shops and public transport. The provision of secure cycle parking and refuse storage to the rear further supports day-to-day residential occupation in a sustainable location. The proposal therefore accords with Adur Local Plan **Policy 28** and the transport objectives of the NPPF, including the emphasis on walking, cycling and access to local services.

- The Environmental Objective

7.11 Environmentally, the proposal makes efficient use of an existing building within the built-up area, avoiding the release of undeveloped land. It therefore accords with **NPPF Policy L3** and Adur Local Plan **Policy 15**.

Change of Use

7.12 The proposal seeks retrospective permission for the use of ground-floor rear space as 2 no. one-bedroom residential flats, together with associated alterations. The site lies within the defined built-up area boundary, where the principle of development is supported by Adur Local Plan Policies 1 and 2, subject to compliance with other relevant policies. This approach is consistent with the August 2026 NPPF, including **Policies S3** and **S4,** which support sustainable development within settlements unless any adverse effects would substantially outweigh the benefits.

7.13 The site is identified on the adopted Policies Map as forming part of a Local Shopping Parade, where Adur Local Plan **Policy 27** supports shopping and other town-centre uses at ground-floor level while seeking to retain a predominant shopping use. The

policy only requires further justification where a proposal would result in there no longer being a predominant shopping use across the premises.

7.14 In this case, the active commercial frontage would be retained. The residential use is confined to rear floorspace that is not necessary to maintain the parade's commercial role. The proposal would therefore preserve the character and function of the Local Shopping Parade, avoid harm to its vitality or viability, and accord with **Policy 27** of the Adur Local Plan. It is also consistent with the NPPF's support for making effective use of land and introducing residential accommodation in sustainable locations, particularly where this can be achieved without undermining established local centres.

Visual Amenities

7.15 The existing building comprises a two-storey terrace building, within an established shopping parade. The retrospective works are primarily internal, resulting in the change of use of existing (previously approved) storage space to provide 2 No. one bedroom flats.

7.16 Some minor external changes are proposed as part of the development, which include the addition of a roof lantern to each flat and the blocking up of some side facing doors/ windows, as detailed on the submitted plans. As outlined above, the existing shop fronts are unaffected.

7.17 The proposed changes would therefore continue to respect the existing building and would not detract from the character and appearance of the surrounding mixed-use area. The proposal therefore accords with **NPPF Policy L3** and Adur Local Plan **Policy 15**.

Residential Amenity

7.18 The proposed flats would provide an acceptable standard of residential accommodation for future occupiers. The layout has been assessed against Adur Local Plan **Policy 20**, the Council's Development Control Standard on space around dwellings and flats, and the NPPF's emphasis on well-designed, healthy and liveable places.

7.19 The window arrangement, together with the proposed roof lanterns, would provide adequate light, ventilation and outlook. The scheme would avoid unacceptable relationships with adjoining buildings and would not create north-facing-only accommodation. It therefore responds positively to the Council's supplementary guidance on light, outlook and amenity.

7.20 The Council's supplementary guidance requires flat developments to provide adequate amenity space, having regard to depth, size, privacy, daylight and usability. It indicates that amenity areas for flats should normally provide a minimum of 20sqm per flat and, for ground-floor units, individual amenity areas are generally preferable.

7.21 Each flat benefits from a private south-facing rear garden area exceeding the Council's minimum amenity-space guidance in both area and width. The proposed arrangement would therefore provide usable and private outdoor space for each unit, in accordance with the relevant local guidance and the aims of Adur Local Plan **Policy 20**.

7.22 Access to the flats is taken from the existing side pedestrian passageways, leading to entrances on the south elevation. Secure cycle parking and refuse storage is provided to the rear, as shown on the submitted plans. This arrangement is appropriate to the site's sustainable location and accords with Adur Local Plan **Policy**

28 and the NPPF's transport policies, which encourage development that supports walking, cycling and access to local services.

Space Standards

7.23 The proposed flats have been assessed against the Government's Technical Housing Standards – Nationally Described Space Standard. Adur Local Plan **Policy 20** requires new dwellings across all tenures to meet the minimum nationally described space standards, and the proposal complies with that requirement.

7.24 The proposal comprises 2 no. one-bedroom, one-person flats. The Nationally Described Space Standard requires a minimum gross internal area of at least 37 sqm for this type of accommodation. This is the correct benchmark for assessing the proposed accommodation.

7.25 The submitted floor plans confirm that both flats exceed the minimum 37sqm gross internal area requirement for a one-storey 1-bed/1-person flat, with Flat 3b measuring 52 sqm and Flat 4b measuring 49 sqm. Although it is acknowledged that these are large 1-bed/1-person flats, the bedroom sizes determine the occupancy and in this case the Applicant has confirmed that both flats have always been occupied by single persons since they were formed in 2018. The proposal therefore complies with the nationally described space standard and with Adur Local Plan **Policy 20**.

7.26 In addition, the layout provides functional living space, bedroom accommodation, bathroom facilities and private rear amenity space for each unit. The accommodation therefore provides an acceptable standard of living for occupiers, consistent with Adur Local Plan **Policies 20** and **22** and the NPPF's requirement for well-designed, healthy and liveable places.

Access & Parking Arrangements

7.27 No on-site or allocated parking provision is provided as part of the development proposals. However, it is noted that Cokeham Road has unrestricted on-street parking, and there is also a parking lay-by directly outside The Parade, which is also unrestricted.

7.28 The application site is located within a sustainable location, with a bus stop on Cokeham Road opposite the site, and The Parade providing retail and employment opportunities. There are other retail facilities on Crabtree Lane, and Lancing Town Centre is only about 1.5km away (as is the railway station). Further there is also education facilities close-by, including Sompting Village Primary School, and Sir Robert Woodard Academy. Monks, Croshaw and Sompting Recreation Grounds are also all within easy walking distance.

7.29 Further, cycle parking provision is provided as part of the development in the form of cycle racks within the rear gardens, as detailed on the submitted site plan.

7.30 It is considered that zero parking provision is acceptable in this sustainable location. Our client would be content for the cycle parking provision to be secured via a suitably worded condition. The proposal would be compliant with guidance contained within the NPPF and **Policy 28** of the Adur Local Plan.

Biodiversity Net Gain (BNG)

7.31 Biodiversity net gain is not required in this case. The application is retrospective and the biodiversity gain condition does not apply to planning permission granted in respect of development that was begun before the mandatory biodiversity gain regime came into force. Accordingly, the proposal is exempt from the statutory biodiversity net gain requirement introduced by Schedule 7A of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021, and supported by the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Affordable Housing

7.32 The District Council's affordable housing policy is set out within the Interim Affordable Housing Position Statement 2020. This determines that in Adur District, affordable housing will only be sought on developments that provide 10 or more new dwellings.

7.33 As only 2 flats are be provided as part of the development proposals, no affordable housing is required in this case.

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8.0 CONCLUSIONS

8.1 This Planning Statement demonstrates that the proposal is acceptable in principle and accords with the adopted development plan when read as a whole. The site lies within the built-up area boundary, where Adur Local Plan **Policies 1** and **2** support sustainable development, and the use of rear ground-floor floorspace for residential accommodation would not prejudice the retained commercial frontage or the continued function of the Local Shopping Parade under **Policy 27**.

8.2 The proposal also gains support from the August 2026 NPPF. **Policies S3** and **S4** support sustainable development within settlements; **Policy HO7** gives substantial weight to the provision of additional homes; **Policy L3** supports efficient use of land; and the design and transport policies support development that is well related to services and capable of supporting walking, cycling and public transport use.

8.3 The proposed flats comply with the Nationally Described Space Standard requirements relating to single storey 1-bed/1-person flats. The proposal is therefore compliant with Adur Local Plan **Policy 20** and the Governments Technical Housing Standards and provides an acceptable standard of accommodation for future occupiers.

8.4 The scheme would preserve the character and appearance of the building and surrounding mixed-use area, provide usable private amenity space, and is provided with satisfactory access and refuse/cycle storage provision.

8.5 There are no adverse impacts which would significantly and demonstrably outweigh the benefits of granting retrospective planning permission. Planning permission should therefore be granted without delay.

October 2026