Expiry Date - 23/06/2025

# Development Control – Delegated Officer Report

**Application Number: AWDM/0537/25 Recommendation – APPROVE**

**Site: 26 Salisbury Road Worthing West Sussex BN11 1RD**

**Proposal: Conversion of two flats into single dwellinghouse including alteration to fenestration on front elevation to remove second entrance and removal of rear porch**

**Date of site visit:** 18/06/2025

**Neighbours checked:** Y

**Additional neighbour notifications**: N

**Site and surroundings**
The site is located on the eastern side of Salisbury Road and contains a two-storey property with bay windows to the front. The site is currently in use as a pair of flats with one on the ground floor and one on the first floor. The flat on the ground floor has a small single storey rear extension.

The site is not within a conservation area and does not contain a listed building or any protected trees. However, to the rear of the site is the Chapel Road Conservation Area and 57 Grafton Road (Bentworth Lodge) which is a Grade II Listed Building.

**Proposal**
The proposal is to convert two flats back to the original use of the site and become one property with 4 bedrooms.

The development includes altering a secondary entrance on the front elevation to form a window. A rear porch is also being removed.

An enlarged first floor window has been removed from the scheme.

**Relevant Planning History**
PREAPP/0017/25 – Conversion of 2 flats into a single dwelling.

**Consultations:**
**WSP** - Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development we would recommend the approval of the application.

**WSCC Highways** - This application is for the conversion of two flats into single dwelling. The site is located on Salisbury Road, an un-classified road subject to a speed limit of 30mph.

The planning documents indicate that the property was formerly one single dwelling prior to conversion into two flats. This proposal would restore the property to its original state as a single dwelling. No alterations to the existing access or parking arrangements are proposed and the proposal is not anticipated to result in an intensification of use of the existing access.

Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

**Southern Water** –
Hierarchy of Building Regulations H3 for disposal of surface water - not yet provided documentation proving compliance.

If the applicant has not already provided documentation demonstrating compliance with the surface water hierarchy reflected in part H3 of the Building Regulations, as shown below, we will require this to be provided where surface water is being considered for discharge to our network. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.
- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:
https://www.gov.uk/government/publications/drainageand-waste-disposal-approved-document-h

We would like to engage with you on the design for disposal of surface water for this development at the earliest opportunity and we recommend that civil engineers and landscape architects work together and with Southern Water. In many cases this may negate or reduce the need for network reinforcement and allow earlier completion of the development.

Where a surface water connection to the foul or combined sewer is being considered, this should be agreed by the Lead Local Flood Authority, in consultation with Southern Water.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk

**Representations:**

None

**Policies**
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

**Planning assessment**

***Principle of development***
The proposal would result in the net loss of a dwelling unit comprising a 2 bedroom flat. Policy DM1 seeks to resist the loss of existing homes. The policy states that "Planning applications that result in the loss of residential accommodation will not be permitted unless one or more of the following exceptions apply". Of the outlined criteria the one most relevant is "vi) applications for the conversion of flats or Houses in Multiple Occupation (HMO) back to family sized homes will be considered on their merits taking account of other considerations including, for example, amenity considerations and evidence regarding the need for family homes".

Paragraph 5.17 of the Worthing Local Plan refers to the need to retain existing homes especially larger family homes (3 + beds). It states that there is a need to ensure a range of housing dwelling types and sizes 'to meet the identified housing needs, facilitate housing choice and achieve mixed and balanced communities'.

The most recent SHMA was undertaken in 2020 and identifies a need for all different sizes of homes in the market and social housing sectors for Worthing. There is a need for family housing and it is recognised that new developments tend towards smaller flatted units rather than larger family sized homes.

The site is within a sustainable location with good access to public transport and within walking distance of a range of local facilities including shops, schools and public open space.

The property was originally built and occupied as a single family dwelling and when considered on its own merits, reverting back to a single unit would be consistent with the aims of Policy DM1 to provide a mix of housing, including larger family homes and with the exceptions listed in e) vi).

***Visual Amenity***
With the only aspects of the conversion that would be visible from within the public realm being that of the introduction of a window to the front elevation in the place of the existing access door it is not considered that the conversion to a single dwellinghouse would result in an unacceptable impact on the visual amenity of the street.

The removal of the rear porch will not have an adverse impact on residential amenity.

***Heritage Impact***
Due to the site's location on the boundary with both a Listed Building and the Chapel Road Conservation Area the impacts on the heritage assets need to also be assessed. Policy DM24 relate to the historic environment. This policy explains that when development affects a designated heritage asset or the setting of a heritage asset then the development must be of high quality and respect the context and strong sense of place. With the proposal reverting the site back to the original use it is considered to be in accordance with the relevant planning policy and not to have a detrimental impact to the heritage assets nearby. With the removal of more recent additions to the site which were required for the division of the property it is considered that overall, the proposal would have no impact on the nearby Listed building and the conservation area.

***Residential Amenity***
Policy DM2 of Worthing's Local Plan says that development must make the best use of land with consideration given to the need to minimise environmental impacts, including detrimental impacts on the amenities of adjoining occupiers.

The proposed development does not add any new windows to the site which would gain views that would provide overlooking. This is due to the only changing being in the front elevation with a new window in the place of the existing access to the first floor flat. This would restore the site back to its original form.

With the change to one dwelling rather than the two flats there is not considered to be the intensification of the use of the site and in a residential area this is not considered to be an unacceptable use. With the proposed development returning the site back to the original use there would not be any overlooking or overshadowing. The removal of the rear porch would reduce the impact on the neighbours. Overall, the application is seen to have a positive impact on the residential amenities of the neighbouring properties.

***Transport***
The reversion back to the original form is not considered to result in any unacceptable impact on the highway network, there is space on the site for off road parking. The space to the south of the site is considered sufficient parking for a single dwelling as well as permit parking on the surrounding roads. As explained by WSCC Highways there would not be an unacceptable impact on the highway network. There is also sufficient space on site should the residents wish to have cycle storage.

**Recommendation**

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**APPROVE** subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

**Informative**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

**Is recommendation contrary to letter(s) of representation? N**

Case Officer: Finlay Gardner Date: 23/06/2025

Authorised by: Louise Prew Date: 26/06/2025