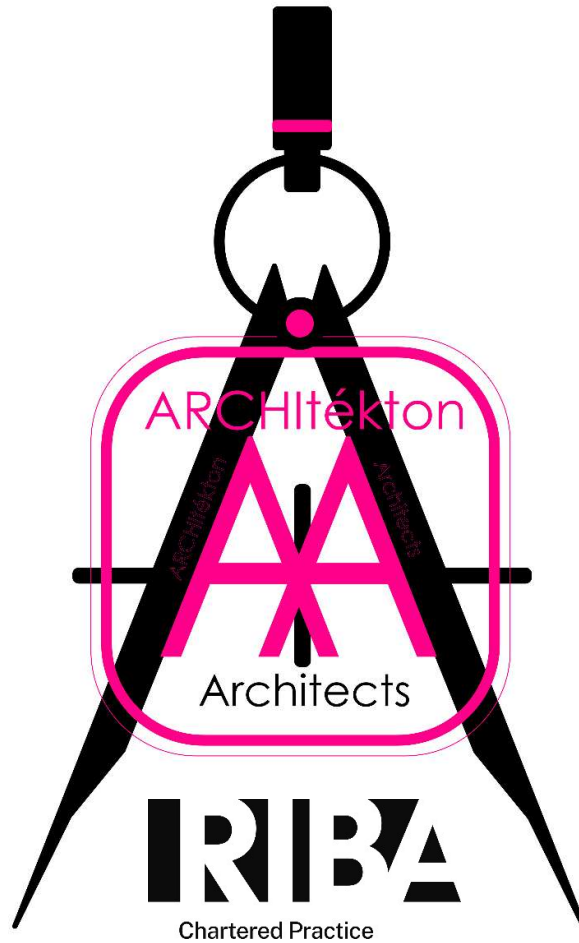
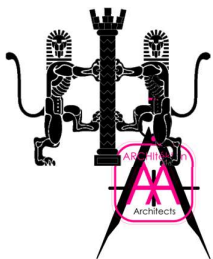




Planning Statement

for

26 Lavington Road
Worthing
West Sussex
BN14 7SN



Review of Document

Date	Amendments	By	Rev.

For

Worthing
West Sussex
BN14 7SN

Issued - March 26



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0.0. ARCHItékton Architects Limited

0.1 Registered and Chartered Architect



Chartered Practice

simplifying the process while delivering outstanding results.

As a Chartered Practice and member of the Royal Institute of British Architects (RIBA), Architékton Architects adheres to the highest professional standards. Our Chartered status guarantees expert guidance and peace of mind for our clients. We take pride in offering both imaginative and practical designs,

The title "Architect" is legally protected in the UK. All architects must be registered with the Architects Registration Board (ARB) to practise professionally. We actively encourage clients to verify our credentials and to check the registration details of any architect they choose to work with.



Our commitment to excellence is underpinned by ongoing Continuing Professional Development (CPD), ensuring our knowledge and skills remain current. This is particularly important in relation to evolving legislation and best practice, including compliance with the Building Safety Act 2022 and the Construction (Design and Management) Regulations 2015.



In addition, Architékton Architects is a registered member of the LABC Partner Authority Scheme, reflecting our collaborative approach to building control and our commitment to achieving well-considered, compliant, and robust design solutions.

By upholding these standards, we offer a rigorous, responsible, and forward-thinking architectural service—focused on delivering the best outcomes for our clients and the communities we work within.

0.2 About ARCHItékton Architects LTD

Name of company

Architékton Architects limited

Registered office

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Business ID no: 16205861

Architects Registration no: 099324G

RIBA Chartered Practice no: 20064111



1.0. Project Description & General Information

26 Lavington Road is a semi-detached residential property originally constructed as a three-bedroom dwellinghouse. At an unknown point in time, the building was subdivided into two self contained one-bedroom flats. This application seeks planning permission to deconvert the property back into a single three-bedroom dwellinghouse, reinstating its original form and function.

The proposal involves minimal external alterations and a series of internal changes required to remove the historic subdivision.

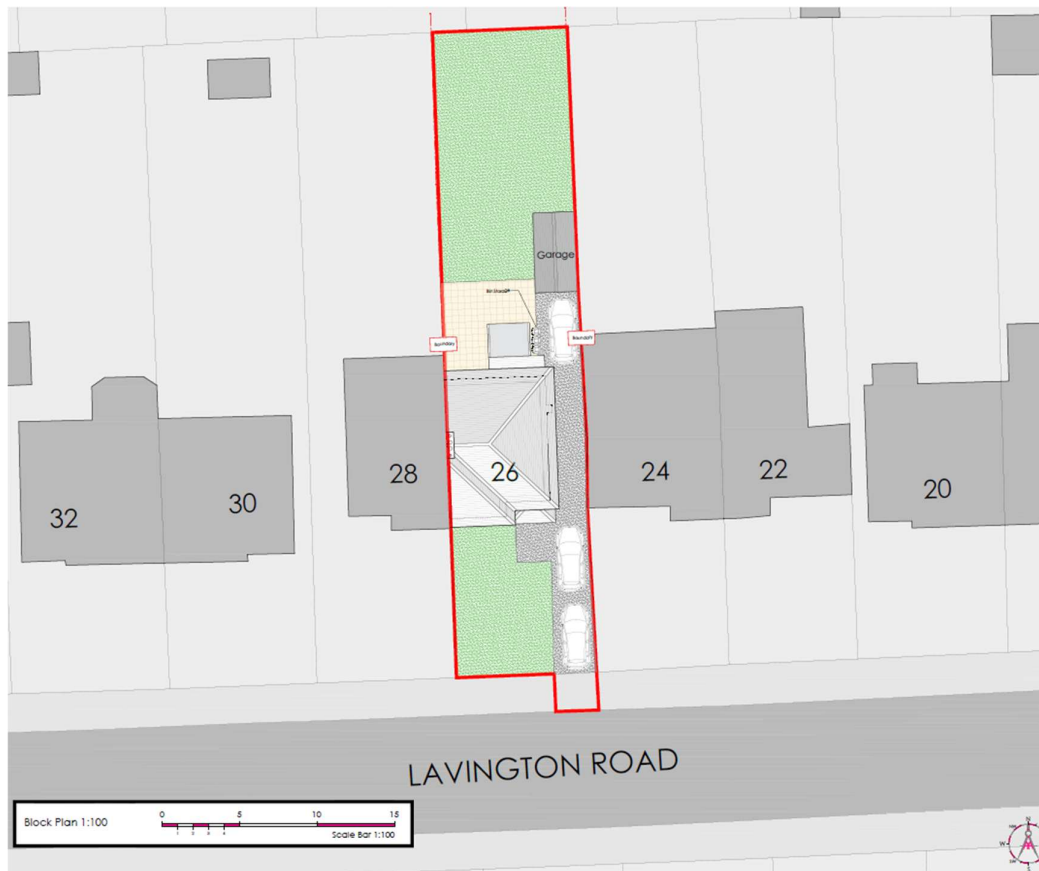


Figure 1- 26 Lavington Road, extract of block plan (nts)

2.0. External Alterations

In accordance with Worthing Borough Council's validation expectations, all external works are clearly identified and limited to:

- Infill of the existing rear door on the eastern elevation.



- Removal of redundant external pipework associated with the former flat layout.

No extensions, changes to roof form, alterations to the principal elevation, or modifications affecting the character of the street scene are proposed.

3.0. Internal Alterations

Internal works are confined to reversing the previous flat conversion:

- Removal of the two internal front doors that separately accessed each flat.
- Ground-floor kitchen and former bedroom combined to create a single kitchen/dining room.
- Ground-floor bathroom reconfigured to form a WC accessed via a small utility room.
- First-floor kitchen removed and reinstated as a small bedroom/study.
- First-floor living room returned to use as a bedroom.

These works restore a coherent three-bedroom family layout. As internal works, they do not affect the external appearance of the building.

4.0. Parking and Access

The property benefits from a long driveway and a garage, providing off-road parking for four vehicles.

Under West Sussex County Council Guidance on Parking at New Developments (September 2020):

- The site lies within Parking Demand Zone 2.
- A three-bedroom dwelling requires 1.4 spaces.
- The proposal significantly exceeds this requirement.

The garage, which is counted as 0.5 parking spaces under WSCC standards, will instead be used to provide secure cycle storage for at least one bicycle. No alterations are proposed to the existing vehicular access, and the level of on-site parking significantly exceeds the required provision. As such, the proposal will not have a detrimental impact on on-street parking in the area.

5.0. EV Charging

An EV charging point is not proposed at this stage, but the site layout allows for future installation without planning implications.



6.0. Drainage

The proposal does not alter drainage arrangements:

- Foul water will continue to discharge to the mains sewer.
- No increase in impermeable surfaces or roof area is proposed.
- Surface-water drainage therefore remains unchanged.

This meets Worthing Borough Council's requirements for minor development where no drainage intensification occurs.

7.0. Waste and Recycling

Adequate space exists within the rear garden for the separation and storage of household waste and recycling. Bins will be moved to the front of the property on collection days in accordance with local practice.

8.0. Flood Risk

The site is located within Flood Zone 1 (lowest risk).

As no extensions or external enlargements are proposed, the development does not increase flood risk on or off site. A Flood Risk Assessment is not required under the Local Validation List.

9.0. Biodiversity and Landscaping

The proposal involves internal works and minor external alterations only. There is no impact on existing landscaping, and no loss of habitat or features of ecological value.

As the development is a deconversion rather than a new build or extension, Biodiversity Net Gain does not apply.

10.0. Lighting

No new external lighting is proposed. The site is located within an established residential street with existing street lighting. A Lighting Assessment is not required.



11.0. High Speed Internet

The property is currently served by broadband capable of delivering speeds of up to 75 Mbps, which meets the requirements of Part R of the Building Regulations relating to high-speed electronic communications networks

12.0. Heritage, Noise, and Air Quality

- The site is not within a conservation area.
- The property is not listed.
- The proposal is not major development.
- The works will have no discernible impact on noise or air quality.

No additional assessments are required under the Local Validation List.

13.0. Development Management Practice in Worthing

Recent Worthing decisions show that the council regularly permits deconversions where the proposal restores the original dwellinghouse and does not harm character or amenity. Examples include:

- 21A Wordsworth Road – conversion of two flats back into a single dwellinghouse (approved). AWDM/0885/21 refers.
- 14 St Valerie Road – conversion of two flats into one dwellinghouse (approved). AWDM/1266/20 refers.

These approvals demonstrate that Worthing Borough Council views deconversion positively, especially when:

- the building was originally a single dwelling,
- external changes are minimal,
- amenity and parking standards are met.

14.0. Conclusion

The proposal reinstates 26 Lavington Road to its original use as a single three-bedroom dwellinghouse. The works are modest, proportionate, and have no adverse impact on the character of the area, neighbouring amenity, parking provision, drainage, biodiversity, or local infrastructure.

The application complies with Worthing Borough Council's Local Validation List and relevant local and national planning policies. Approval is respectfully sought.

