

Development Management – Delegated Officer Report

Application Number: AWDM/1605/25

Recommendation: – APPROVE

Site: Flat 1 12 Georgia Avenue Worthing West Sussex

Proposal: Conversion from two self-contained residential flats (Use Class C3) to a single dwellinghouse (Use Class C3)

Date of Site Visit: 18/02/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located on the southern side of Georgia Avenue. It contains a detached two storey building in use as two flats. Both flats are accessed via a single door to the front with separate internal access from the hallway. The ground floor flat is a two bedroom unit and the first floor flat has three bedrooms. The ground floor has a large full width extension which was approved in 2021.

The site is not within a conservation area and does not contain a listed building or structure. There are no trees protected by tree preservation orders that would be affected.

Proposal

The proposal is to convert the building back into a single dwellinghouse. The proposal would result in reinstatement of the property to a six-bedroom dwellinghouse. No external works are proposed.

Relevant Planning History:

AWDM/0917/21 - Enlargement of single storey ground floor rear extension

STATUS: Application Permitted 22nd June 2021.

Consultations

Environmental Protection, Environmental Health & Licensing

Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.

Monday - Friday 08:00 - 18:00 Hours

Saturday 09:00 - 13:00 Hours

Sundays and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: To safeguard the residential amenity of the area.

Environmental Health Private Sector Housing

No response

WSCC Highways

This application is for the conversion from two self-contained residential flats (Use Class C3) to a single dwellinghouse (Use Class C3). The site is located on Georgia Avenue, an un-classified road subject to a speed limit of 30mph.

The proposed conversion would result in the loss of one dwelling, and addition of one bedroom in total over the existing use of the site as two flats. No alterations to the existing access or parking arrangements are proposed. The existing driveway provides parking for two vehicles. The WSCC Parking Demand Calculator would expect that three parking spaces are provided for the proposed dwelling. However, the LHA acknowledges that the existing use of the site has potential to generate the same parking demand and therefore the proposal is not considered to result in an increased parking demand or material intensification of use of the 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.

WSP

Thank you for your consultation on the above site. We have reviewed the application as the drainage consultant acting on behalf of the Council and wish to make the following comments.

The applicant is applying for the conversion from two self-contained residential flats (Use Class C3) to a single dwellinghouse (Use Class C3). The application is to Worthing Borough Council.

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.

Waste Services

None

Southern Water

Thank you for your correspondence. Please see our comments below regarding the above planning consultation application.

Proposed Soakaways

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of Soakaways to dispose of surface water from the proposed development. No new Soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

No Soakaways should be connected to the public surface water sewer.

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.

Condition

We request that should this application receive planning approval, the following condition is attached to the consent: Construction of the development shall not commence until details of the proposed means of surface water run off disposal in accordance with Part H3 of Building Regulations hierarchy as well as acceptable discharge points, rates and volumes have been agreed by the Lead Local Flood Authority, in consultation with Southern Water.

S106 Connection application

Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services.

To make an application visit Southern Water's Get Connected service:

<https://developerservices.southernwater.co.uk> and please read our New Connections Charging

Arrangements documents which are available on our website via the following link:

<https://www.southernwater.co.uk/developing-building/connection-charging-arrangements>

Please note that, where there are separate systems available Southern Water will not allow surface water to connect into the public foul sewer. If this is not possible, please provide evidence that all other options have been explored.

We request that should this planning application receive planning approval, the following condition is attached to the consent:

Construction of the development shall not commence until details of the proposed means of foul sewerage disposal have been submitted to and approved in writing by the Local Planning 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

Neighbour Representations

None

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM1, DM2, DM5, DM20
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment:

Policy DM1 seeks to resist the loss of existing homes. The proposal would result in the loss of one residential unit. 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".

While both units appear to meet the nationally described space standards, the first floor unit does not provide any amenity space for the residents.

As set out in Worthing's Strategic Housing Market Assessment, the trend for new dwellings has been for smaller units which "contributes to above average levels of overcrowding and constraints growth in family households". It is noted that there is a need for a mix of units and that 10-20% of market units should have four or more bedrooms.

In light of this, whilst there would technically be a net loss of 1 dwelling, this proposal would provide an opportunity to raise the standard of accommodation and provide a high-quality larger family home, returning the property to its original use. On balance, the benefits of reinstating a good-sized family home outweigh the loss of one unit, and the proposal is therefore acceptable in principle.

Visual Amenity

There are no external changes proposed so there will be no impact on the street scene.

Standard of accommodation

The proposal will reinstate a six-bedroom home. The rooms are an acceptable size and the floor space of the dwelling meets space standards. One small box room is a common feature in homes of this period and in the context of other good sized bedrooms is acceptable. The home would have a rear garden providing adequate amenity space for all residents.

Residential Amenity

The conversion back to one dwellinghouse is not considered to have an impact on neighbouring amenity in terms of the intensity of the use as the number of residents will likely be similar to the existing situation.

Hour of work has been recommended as a condition to reduce neighbouring impacts during implementation.

Transport and highways

The proposal does not affect access arrangements to the property. There is space within the rear garden to provide cycle spaces and a condition is included. The LHA has raised no objection to the proposal.

Drainage

The proposal does not result in a change in the vulnerability of the use on site and there is no increase in permeable area. The development is therefore acceptable in relation to policy DM20 which relates to flooding.

Biodiversity net gain

Biodiversity net gain is not applicable due to the nature of the development as a conversion.

CIL

The development is not liable for CIL as no additional floor space is being created.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Southern Water 1
4. Southern Water 2
5. Hours of working
6. Cycle Storage

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.

Southern water informative.

New address

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

Case Officer: Finlay Gardner

Date: 17/02/2026

Authorised by: Louise Prew

Date:23/02/2026