

Supporting Document

AWDM/1108/25

7 Abbotts Close Worthing West Sussex BN11 1JB

We are proposing that the building be reinstated as a single family dwelling as per it's original design and purpose.

Although the two units are spacious, the arrangement of that converted space is not well suited to occupation by a family. The ground floor second bedroom is small and currently arranged as a utility space. The ground floor only has one bathroom/wc which are combined and only accessible via the kitchen. There is no separate wc should the bathroom be occupied for bathing etc.

When the house was converted in the 1950s, there were no leases so they are currently two freehold units with the division of facilities and mutual obligations covered by covenants rather than a lease document. This arrangement limits the access to a mortgage for any prospective purchaser and the individual value of the separate flats is significantly higher than the average for 1/2 bedroom properties in this location due to the greater floor space. Therefore the two converted units would not, we feel, fall into the general affordable housing range; with houses and 2/3 bedroom flats being marketed in Worthing at this price level.

Also the split of the property garden and parking arrangements have suited the two sisters that occupied the building for the past 30 plus years, however are troublesome for two separate households due to the established rights of way and allocation of outdoor space. The ground floor lacks parking and the first floor lacks private outdoor space, however has a right of way through the garden and owns one of the outhouses, impeding private enjoyment by the ground floor of the garden.

As a single family dwelling there is adequate off road parking including a garage, however as two units the ground floor occupant would be restricted to on street parking adding to the pressures on such locally and limiting the amenity of the occupancy.

When converted in 1950s the soundproofing measures were minimal and again have been fine for two sisters living in linked households but would raise tensions between two unconnected occupants.

We do not believe that the two separate units provide suitable family accommodation and in fact ever since the conversion they have both been exclusively occupied by retired couples/widows downsizing from family homes, the attraction being the larger than average reception room and principal bedroom space. It is by reinstating the property into a single dwelling that it will work effectively as a family home.

Abbotts Close is predominately a road of single dwelling family homes and the reinstatement of number 7 would provide another opportunity for family residence in the road.