



**LEWIS&CO**

**PLANNING STATEMENT**

39 BRIGHTON ROAD, WORTHING, BN11 3EF

ON BEHALF OF KTLX LTD



Client: KTLX LTD

Site Location: 39 BRIGHTON ROAD, WORTHING, BN11 3EF

**Job History:**

Version	Date	Author	Checked	Notes
V1	22/12/2025	J Pearson	S Bareham	
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## 1.0 INTRODUCTION AND SUMMARY

- 1.1 This Statement has been prepared on behalf of KTLX Ltd (the applicant) in support of an application for full planning permission at 39 Brighton Road, Worthing.
- 1.2 Planning permission is sought for *shopfront alterations, change of use of ground and first floor residential unit to use class C4 small houses in multiple occupation, replacement windows and other associated repairs and alterations.*
- 1.3 The application follows prior approval for a partial change of use of the ground floor commercial unit to Use Class C3 residential and planning permission for remedial works to the front elevation.
- 1.4 Works are required to repair the building's roof, retrofit the building to modern standards and provide long-term viable uses of the building that address local needs and reflect the character of the area.
- 1.5 The application responds to the Council's concerns on application AWDM/1119/25 in relation to impact on the conservation area and the number of proposed residential users of the building. The proposals seek to deliver an appropriate alternative that conserves and enhances the historic significance of the building and its surrounding context.
- 1.6 This statement should be read in conjunction with the accompanying application documents and drawings prepared by BPM:
  - Application forms
  - CIL Form 1: Additional Information
  - Existing Floor Plans (Drawing Number 3094.01)
  - Existing Elevations and Sections (Drawing Number 3094.02)
  - Proposed Floor Plans (Drawing Number 3094.03)
  - Proposed Elevations (Drawing Number 3094.04)
- 1.7 This Statement will demonstrate that planning permission should be granted for the proposed works. It provides an analysis of:

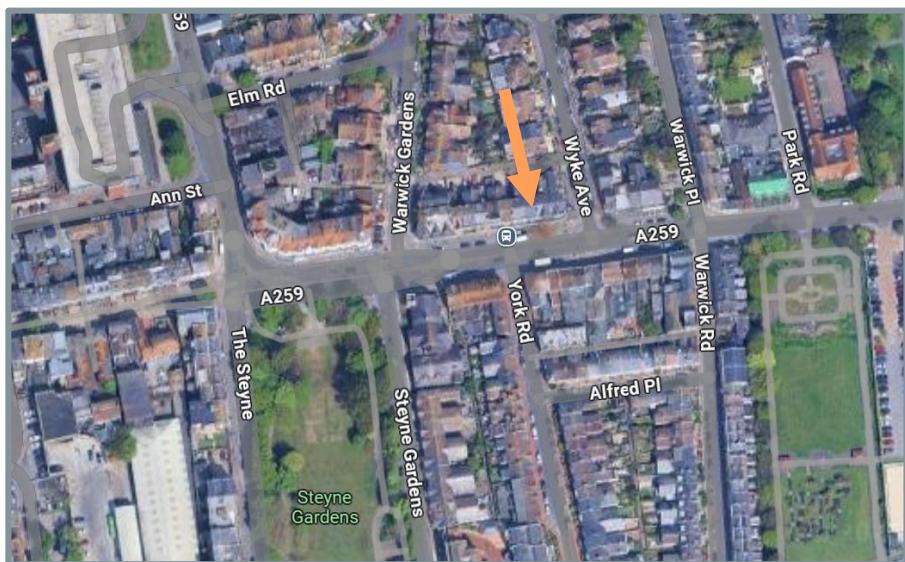


- The site and surrounding context
- Relevant planning history
- The proposed development
- Relevant planning policies; and
- A planning assessment setting out compliance with relevant planning policies in relation to the principle of development and all other material considerations



## 2.0 APPLICATION SITE & SURROUNDING AREA

2.1. The application site consists of the entire building at 39 Brighton Road (A259), within central Worthing. The site forms part of the town centre and is close to Warwick Street, Steyne Gardens and the seafront.



*Site and surrounding context*

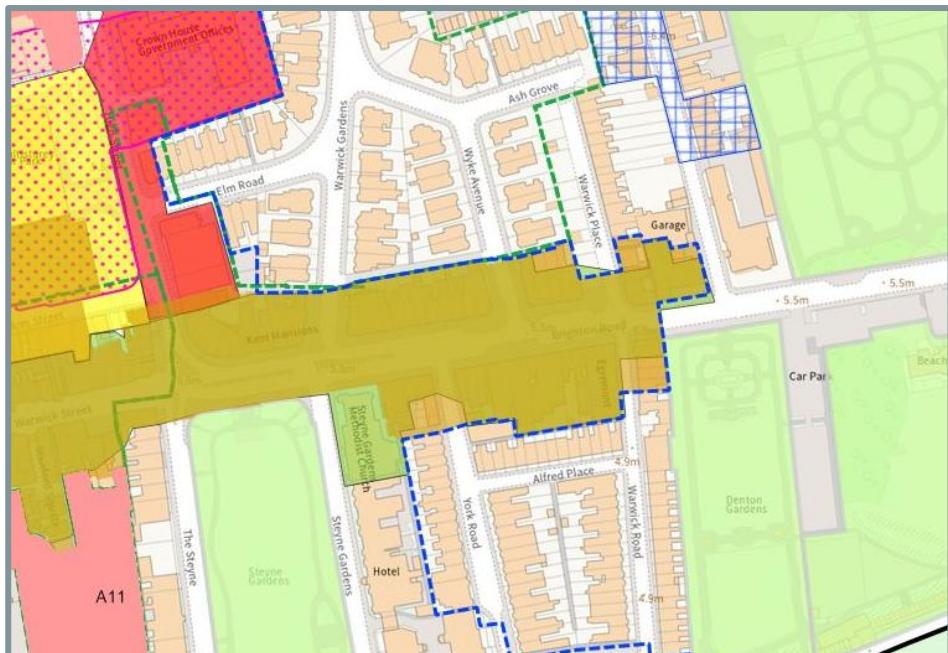
2.2. The building consists of a ground floor Use Class E commercial unit with residential flats at first floor and second floor levels which can be separately accessed from 39 Brighton Road (A259). There is a rear access and parking area to the rear of the site, from an access road running between Wyke Avenue and Warwick Gardens.

2.3. The ground floor unit is currently vacant having previously been in use as a hair-dressing salon (Use Class E). Prior to this last use the unit was a carpet shop.

2.4. Areas of the building have deteriorated under previous ownership and the applicants have reported the building as a dangerous structure, which has been confirmed by the local authority building control team. The existing roof timbers and slates have perished and require replacement. Works are underway to make the structure safe but some of these measures are temporary and further remedial works (proposed under this application) are necessary to ensure that the building does not deteriorate further, including reconstruction of the existing roof.



2.5. Planning permission (AWDM/1490/17) was granted in 2017 for change of use from Use Class A1 (retail shop) to a tattoo studio use of the unit (then sui generis) but Google Streetview images demonstrate that this was never implemented. Google Street View contains evidence corroborating this use across 17 dates, with the property either vacant or in use as a hairdresser (then Use Class A1) or flooring/carpet store (then Use Class A1).



*Local Plan Policy Map extract*

2.6. The site lies within the Town Centre policy area (dashed blue line above) and within an area of secondary retail frontage (golden area above). The property is also within the Warwick Street/Brighton Road Town Centre Character Area where the Local Plan defines the functions to be “café cultural, food and beverage, specialist/niche/independent retailing”.

2.7. The site location within Worthing town centre is a sustainable location for residential uses given the proximity of the site to both day-to-day shops and services as well as the seafront and other leisure and recreational opportunities.

2.8. The site is located within the Steyne Gardens Conservation Area and is a locally listed building (alongside adjoining properties). Properties to the rear of the site fall within the Warwick Gardens Conservation Area. The nearest listed building is 22-24 Brighton Road (Grade II, List Entry 1250105).



*Flood Map for Planning extract*

2.9. The site is located within Flood Zone 1 (lowest risk of fluvial flooding) and at low risk of surface water flooding. No flood risk concerns were raised by relevant consultees on earlier planning applications.



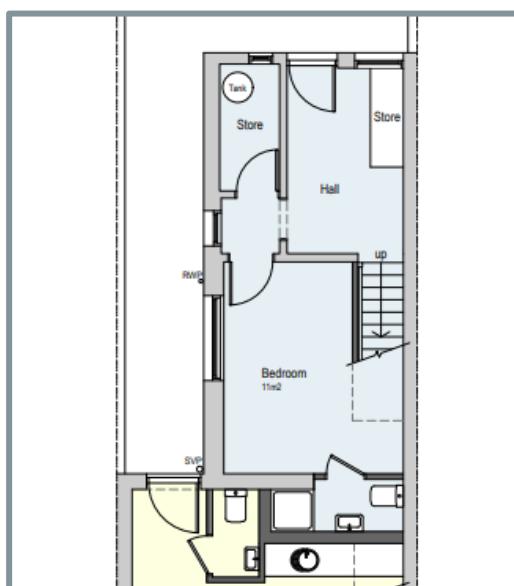
### 3.0 PLANNING HISTORY

3.1 The application site has been subject to a number of recent applications.

#### NOTICE/0009/25

3.2 In July 2025, the Council granted prior approval for the change of use of the rear section of the ground floor commercial unit to Use Class C3 residential. This area of the existing commercial unit was proposed to be amalgamated with the existing residential flat above.

3.3 The works would have created a new residential access to the rear of the property (accessed from Wyke Avenue and Warwick Gardens).



*Proposed Ground Floor Residential Layout - NOTICE/0009/25*

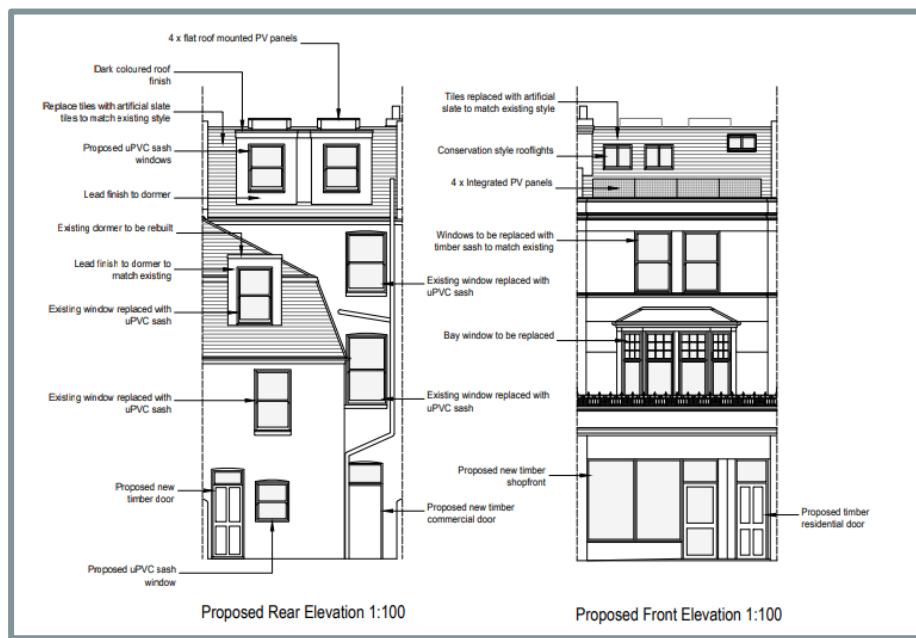
3.4 The additional residential floorspace created would have allowed the addition of a new bedroom with ensuite bathroom, store room and hallway with a staircase leading to the first floor accommodation.

#### AWDM/1119/25

3.5 Planning permission was sought (following the prior approval application referenced above) for the following development:



*"Change of use of rear ground floor to residential and conversion of two flats to form two small houses in multiple occupation (Use Class C4) facilitated by rear dormer roof extension, front rooflights, solar PV panels, shopfront alteration and other associated alterations (39 and 39A Brighton Road)."*



*Proposed Elevations - AWDM/1119/25*

3.6 The proposals sought to improve the overall energy efficiency and thermal performance of the building, alongside maximising the use of the building and undertaking necessary repairs to the building fabric. However, the application was refused for two reasons:

*"1. The proposed development including rear dormer, PV panels, internal dividing wall and replacement windows would, by reason of their scale, form, and detailed design, be detrimental to the visual amenities of the site and would detract from the character and appearance of the conservation area. As such the proposed development would be contrary to policies DM5 and DM24 of the Worthing Local Plan, and the relevant paragraphs of the National Planning Policy Framework.*

*02. The provision of 10 single bedrooms within two HMOs is considered to be an overdevelopment of the site which by reason of lack of outlook, privacy, head height, outdoor amenity space and noise and disturbance would have an adverse*



*impact on the residential amenity of future occupiers contrary to policies DM2 and DM5 of the Worthing Local Plan (2023) and the NPPF.”*

3.7 The current application proposals seek to directly address the concerns raised within these two reasons for refusal, as set out below.

AWDM/1762/23

3.8 Planning permission was granted in 2024 for remedial works to the front elevation of the first floor flat under application reference **AWDM/1762/23**.

3.9 The officer report confirmed that the structure was damaged and a dangerous structure requiring immediate repair. The works included replacement first floor timber-framed windows.

AWDM/1490/17

3.10 Planning permission was granted in December 2017 for a change of use of the ground floor commercial unit to tattoo studio, but never implemented.



## 4.0 PROPOSED DEVELOPMENT

4.1 As described above, the development proposals consist of:

- shopfront alterations
- partial change of use of ground floor commercial unit to residential
- change of use of ground and first floor residential unit to four-bedroom house in multiple occupation (Use Class C4)
- replacement second floor front sash windows, in timber (to match existing)
- replacement rear uPVC windows with wood grain uPVC sash windows
- repairs to existing roof
- 2no replacement dormer windows to rear outrigger

4.2 Planning permission has already been granted for remedial works to first floor bay window and terrace within the front elevation of the building under AWDM/1762/23.

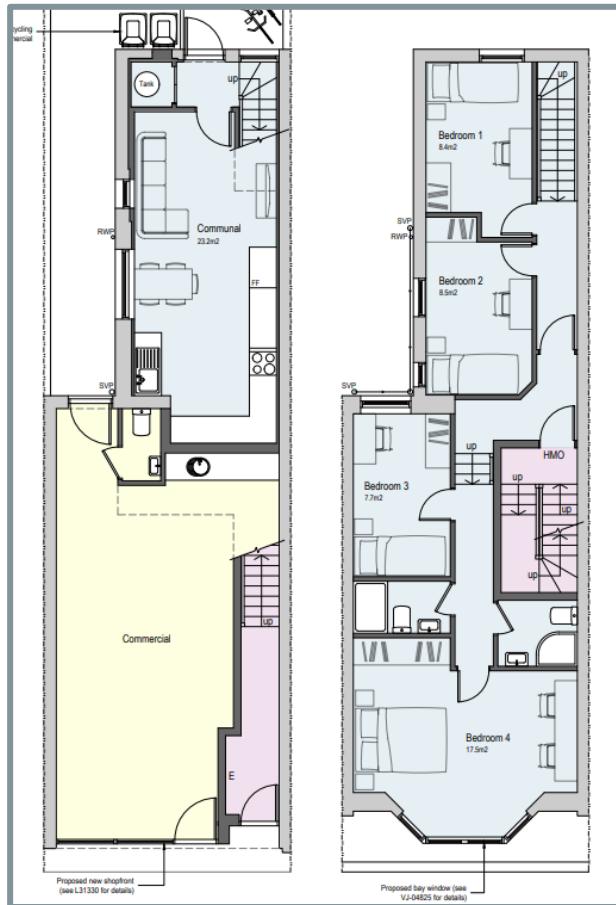
4.3 The proposed development follows a grant of prior approval for the partial change of use of the ground floor commercial area to residential use. Under the application proposals, the same area of floorspace would convert to Use Class C4 use as part of the ground and first floor residential unit.



Proposed Rear and Front Elevation

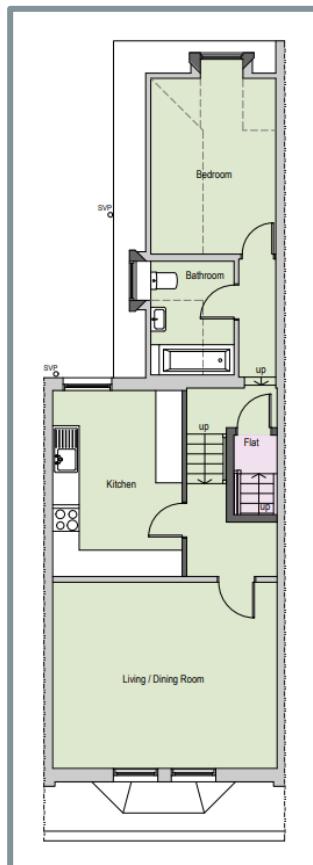


- 4.4 The works no longer include roof extensions to the main roof, proposed solar PVs, the change of use of the second floor flat or the subdivision of the first-floor front room (all proposed under AWDM/1119/25). Changes to the front of the property are now limited to repair works, replacement windows and new shopfront. Works to the commercial unit seek to replace the existing shopfront with a new timber shopfront that better reflects traditional dimensions and proportions.
- 4.5 The main change to the shopfront is to remove an angled, recessed shop window and entrance and align the new shopfront with the main frontage of the building. The main shop window is to be vertically divided by a mullion to provide a more traditional architectural arrangement. Detailed joinery details are submitted as part of the application.
- 4.6 The residential access to the front of the property is maintained within a slightly recessed position. The ground and first floor unit also benefits from a dedicated rear access.
- 4.7 Compared to the previous proposal, the total number of proposed bedrooms between the two residential units has reduced from ten to five. The ground and first floor HMO will now consist of four total bedrooms, with a large open plan ground floor communal area – ensuring that all bedrooms are now located at first floor level and above.



*Proposed Ground and First Floor*

4.8 The internal layout of the second floor flat will be subject to minor changes with the existing bathroom relocated to a box/office room, and the existing kitchen is enlarged as a result of this alteration.



*Second Floor Flat – Proposed Layout*

- 4.9 The existing roof, front sash windows and dormer windows at the rear of the property have deteriorated and require replacement as part of the works. All windows to the front of the property are to be timber-framed replacements. Existing windows at the rear of the property – mostly white uPVC – are to be replaced with heritage uPVC sash windows with a wood grain.
- 4.10 Due to modern requirements (relating to insulation and energy efficiency), the replacement dormer windows will be marginally wider than existing but are otherwise designed to match the existing design and scale. The second-floor front sash windows are proposed in timber to match the existing windows with the addition of glazing bars to match the windows of the terrace to enhance the appearance of the terrace as a whole.
- 4.11 A replacement four-panelled timber door is proposed to the front entrance of the apartments for a more traditional architectural appearance, and a replacement composite wood grained panelled and half glazed door is proposed



to the rear entrance of the ground and first floor unit (Unit A). A composite wood-grain panelled door is proposed to the commercial unit.

- 4.12 A majority of the external works are necessitated by the poor and degraded condition of existing windows, dormers and roof – which also resulted in the need for application WDM/1762/23 on building safety grounds. However, the applicants are seeking to also use these works to deliver a significant upgrade to the building's quality and energy performance.
- 4.13 Like-for-like repairs are proposed to the roof structures and parapet following discussions with the Council's building control team. The repaired roofs will be tiled in grey slate man-made tiles to match the neighbouring properties at nos 39 and 43 -45 Brighton Road.
- 4.14 The existing rear parking bay is to be retained, alongside the introduction of new cycle parking for the new HMO accommodation. Separate bin stores are proposed for each use within the building, the commercial bin store will be fenced off from the residential access route so that these features are screened.



## 5.0 RELEVANT PLANNING POLICIES

5.1 The following policies of the Worthing Local Plan 2023 are relevant to this application.

5.2 Policy DM1: Housing Mix supports the principle of converting existing properties to HMO uses and states:

*"f) When considering proposals for the conversion of dwellings into smaller units of self-contained accommodation, the proposal must provide a high standard of accommodation that complies with internal space standards and requirements for private outdoor space. In addition, the Council will consider:*

- i) the impact on the mix of dwellings locally*
- ii) the impact on the character of the area*
- iii) the impact on the amenity of adjoining dwellings*
- iv) the quality of the accommodation. Applications for the change of use to a C4 use, a mixed C3/C4 use or to a *sui generis* HMO use should also demonstrate that the communal living space and cooking and bathroom facilities are provided appropriate in size to the expected number of occupants."*

5.3 Policy DM2 (Density) places an expectation on new dwelling proposals to meet the Nationally Described Space Standards for internal floorspace.

5.4 Policy DM5 (Quality of the Built Environment) sets out the Council's strategic approach to design quality.

5.5 Policy DM13 (Retail and Town Centre Uses) seeks to support the vitality and viability of Worthing town centre, including maintaining active retail frontages within primary and secondary areas.

5.6 Policy DM15 (Sustainable Transport and Travel) promotes developments that prioritise active travel and reduce the proportion of journeys made by private car. The policy seeks to achieve this by directing development to sustainable locations with good access to schools, shops, jobs and other key services.



- 5.7 Policy DM17 (Energy) supports the delivery of renewable energy provided that proposed works are appropriately located and do not cause an unacceptable impact on surrounding uses or the local environment.
- 5.8 Policy DM23 (Strategic Approach to the Historic Environment) seeks to conserve and enhance the historic environment and character of Worthing. The policy seeks to *“take opportunities to seek improvements to listed buildings and buildings within Conservation Areas when their condition has deteriorated”*.
- 5.9 Policy DM24 (The Historic Environment) sets out the policy approach to designated heritage assets, seeking high quality development that respects the context and delivering a strong sense of place.



## 6.0 PLANNING ASSESSMENT

6.1 The key material planning considerations relevant to this proposal are:

- The Principle of Development
- Design and Visual Impact
- Standard of Accommodation
- Impact on Neighbouring Amenity
- Heritage
- Transport and Active Travel
- Flood Risk and Drainage
- Sustainability

6.2 These considerations are dealt with in turn below.

### **Principle of Development**

6.3 As set out within Section Three, the Council have granted prior approval (NOTICE/0009/25) for the partial change of use of the commercial unit to residential. The loss of this commercial space is therefore acceptable in principle and has already been established in planning terms.

6.4 The proposals would create a new shopfront for the commercial unit, with a traditional arrangement and sympathetic materials that will complement the wider Conservation Area and shopping parade. The unit will continue to benefit from a rear staff entrance, parking bay and dedicated bin store. The unit will therefore continue to be attractive for a range of Use Class E uses and the proposals will therefore support the ongoing commercial use of the building within the Brighton Road shopping parade and wider town centre.

6.5 In their consideration of the prior approval application the Council's officer report acknowledged that the retained commercial unit would support a range of long-term commercial uses. The officer report stated:



*“The commercial unit would be small, 37.6m<sup>2</sup>, but would likely be sufficient for a small business. The shop retains access to the rear service yard. The unit is small but not of a level which would warrant refusal of prior approval on this basis.”*

- 6.6 Additionally, no concerns around the proposed shop front and commercial unit were raised under the most recent application AWDM/1119/25, and full joinery details are submitted as part of the current application.
- 6.7 The unit could viably support a wide-range of town centre uses within Use Class E, including retail, café, clinics, professional services and offices. Policy DM13 and the Council’s policy maps identify the site as falling within the Town Centre boundary and the Warwick Street/Brighton Road character area. The supporting text to the policy identifies that the function of this area is primarily for *“café cultural, food and beverage, specialist/niche/independent retailing”*. The proposed commercial unit could support all of these uses and will maintain the function of the character area as a result.
- 6.8 As a secondary frontage within the Primary Shopping Area, the retained commercial unit and shop frontage will continue to support the active street frontage of the shopping parade at ground floor level. The aims of Policy DM13 are therefore met.
- 6.9 The works proposed to the commercial unit are therefore considered to be acceptable in principle.
- 6.10 The principle of introducing a new HMO use is supported by Policy DM1 of the adopted Local Plan (2023). The Local Plan recognises that shared accommodation forms an important part of local housing needs and conversions of existing homes to houses in multiple occupation (HMO) can provide high quality affordable accommodation. The existing Use Class C3 second floor flat would also be retained, resulting in an appropriate mix of residential uses.
- 6.11 Policy DM1 emphasises the need for new HMO accommodation to offer a high standard of accommodation for future residents and to protect the amenity of adjoining dwellings. These considerations are addressed in detail under relevant sub-sections below.



- 6.12 HMOs are recognised in local planning policy as an important part of local housing stock providing entry-level accommodation, particularly for those who can't access other forms of housing or wish to live in a social/communal setting.
- 6.13 The Council were concerned under application AWDM/1119/25 that the number of bedrooms proposed would result in overdevelopment. The revised proposals reduce the number of proposed bedrooms within the development by 50%, which will in turn reduce the number of occupants present within the site and the cumulative impacts of this occupancy. The proposals will also improve the overall quality of accommodation compared to the existing situation.
- 6.14 The delivery of residential accommodation in this location is supported by both local and national policies. Paragraph 61 of the National Planning Policy Framework (NPPF) supports the delivery of housing for groups with specific housing requirements. Paragraph 63 clarifies that this improves those who need shared/rental housing.
- 6.15 In addition to general housing needs within Worthing borough, there are currently high levels of demand for HMO accommodation due to affordability factors, as well as other lifestyle factors. Shared accommodation also provides suitable accommodation for individuals who are new to the area or temporary residents due to work and study commitments. Shared accommodation is therefore an important source of residential housing and a necessary part of the housing market, meeting needs that cannot be addressed by other forms of housing.
- 6.16 The proposals will make efficient use of the existing building through the conversion of ancillary areas of the building to habitable residential accommodation – whilst respecting the Council's prior concerns around overall occupancy. This aligns with the objectives of Policy DM2 (Density) of the Local Plan and paragraph 129 of the NPPF.
- 6.17 Policy DM23 (Strategic Approach to the Historic Environment) also seeks to "*take opportunities to seek improvements to listed buildings and buildings within Conservation Areas when their condition has deteriorated*". Given the existing condition of the building and its location within a locally-listed terrace and Conservation Area there is clear policy support for the repair and enhancement



of the building. The works will also allow the building to be fully occupied against and bring the entire building back into active uses that will support its long-term active use and maintenance and management.

6.18 On this basis, the proposed development is acceptable in principle and supported by local and national planning policies. Other material considerations are addressed in detail below.

### **Design and Visual Impact**

6.19 The existing building is in a poor state of repair and requires remedial works, including the replacement of existing roof timbers and structural works to rebuild the front bay and balcony following partial collapse (see AWDM/1762/23).

6.20 The proposed development has therefore been designed renew the building itself while retaining its existing character, which forms part of the historic character of the area.

6.21 Changes to the ground floor commercial shopfront and residential entrance are sympathetic to the historic shopping parade and will utilise appropriate materials and detailing with timber frames, the introduction of a vertical mullion and other appropriate architectural features and shopfront dimensions.

6.22 The proposals reflect the design principles within Adur and Worthing Council's Design Bulletin No.1 (Shopfront Design). The Steyne Gardens Conservation Area Appraisal state that it is "*the shopfronts along much of Brighton Road that cumulatively result in the most harm to the character of the conservation area*". The application therefore provides an opportunity to reintroduce a more heritage appropriate shopfront that enhances the heritage significance of the Conservation Area and the setting of nearby listed buildings.

6.23 The external works primarily relate to like-for-like replacement and repair of the building's roofs, windows and doors. The majority of these work are remedial, given the deterioration of the existing building, and will bring the building up to modern standard while respecting the heritage context.



6.24 At ground floor level the works to the front of the property include the new shopfront (see above), replacements of existing sash windows and repairs to the roof and parapet. Matching materials have been chosen, with the exception of the LandVac heritage vacuum glazing proposed that will achieve a matching thickness to the historic single glazed units whilst significantly improving energy performance. Joinery details are submitted alongside the application.

6.25 Under earlier proposals, the applicants also sought to integrate renewable energy features (solar PVs) and extend the existing roofspace with a rear dormer and front rooflights. These works are no longer proposed, significantly reducing the visual impact of the works as a whole. The proposals still seek to provide an overall improvement to the building's energy performance (such as LandVac vacuum glazing) whilst maintaining the historic appearance of the building.



*View of application site from footway immediately opposite – showing roofslope obscured by parapet*

6.26 Alterations to the rear of the building are mostly obscured from public viewpoints by the existing built environment, including the four-storey building on the corner of Brighton Road and Wyke Avenue, and the two-storey semi-detached homes on Wyke Avenue. The only view of the building from within Wyke Avenue is a passing view along the rear access road where parts of the rear roofslope and rear outrigger are visible.

6.27 The works proposed would replace existing uPVC windows within the rear elevation with a more appropriate modern heritage-style alternatives that have



a white wood grain effect and with box sashes where appropriate – similar to the windows installed to the front and rear elevations of 43-45 Brighton Road. These works therefore provide a net visual improvement without sacrificing energy performance.

- 6.28 The proposed replacement dormers on the existing outrigger are designed to reflect the existing character of the area, utilising box sash windows in a white wood grain effect to match the existing features within the surrounding roofscape. Aside from these features no other works will be visible from within the surrounding streetscape.
- 6.29 The visual impact of the works is therefore very minor in nature and design choices and materials will ensure that the proposals are sympathetic to the existing character and appearance of the application building and surrounding area. The key features from the previous application (reference AWDM/1119/25) - including rooflights, solar panels and the rear dormer extension that formed a reason for refusal - are no longer included within the revised proposal.

### **Standard of Accommodation**

- 6.30 The proposed ground and first floor residential unit is arranged as a four-bedroom houses in multiple occupation (Use Class C4). All bedrooms are single occupancy rooms.
- 6.31 The proposal has been designed to offer a good standard of accommodation for residents by providing a high-quality ground floor communal area alongside well-sized bedrooms and convenient facilities that exceed all relevant standards for an HMO.
- 6.32 All bedrooms meet national standards for single occupancy rooms and offer functional layouts. One bedroom (Bedroom 4) is capable of double occupancy at 17.5m<sup>2</sup> and has been shown as a double bedroom on this basis. Indicative furniture layouts are shown on the submitted drawings and demonstrate that these rooms can accommodate the furniture required by residents for comfortable residential living.



- 6.33 The communal area has been designed to allow residents to cook, dine and socialise together or independently. These open plan spaces will meet all day-to-day needs of future residents, allow for an element of social cohesion and exceed licensing requirements for a four-bedroom, five-person HMO.
- 6.34 All habitable rooms within the proposed residential unit have adequate provision of natural light and would provide a good standard of accommodation. Non-habitable bathrooms have been located within the centre of the building where natural light is less achievable.
- 6.35 The second floor flat is to remain a one-bedroom, Use Class C3 unit. However, amendments to the internal layout are proposed to create a larger bathroom and kitchen. This achieved through the loss of an existing box room/home office (which is not capable of meeting internal floorspace standards as a bedroom). The proposals therefore also offer an overall improvement to this unit.
- 6.36 Appropriate provision of cycle parking and refuse and recycling storage facilities has been identified at the rear of the site, with a dedicated bin store for each use within the building. Screening is proposed to restrict the visual impact of those features.
- 6.37 The retained commercial space has been found acceptable under the earlier applications. The proposals retain suitable space for commercial access, commercial bin storage and ancillary facilities including a staff WC and kitchenette. Although a specific end use has not been identified the commercial unit is capable of supporting a wide range of future uses.
- 6.38 All relevant technical requirements and guidance have been met. The proposals therefore comply with Policy DM2 (Density) of the Local Plan, insofar as these relate to the development proposed.

### **Neighbouring Amenity**

- 6.39 The proposals will not materially alter the external envelope of the building, with the rear roof dormer originally proposed now omitted from the proposals.



- 6.40 The uses proposed therefore align with neighbouring uses. In addition to the ground floor commercial uses within the shopping parade, there are existing residential uses within the upper floors of nearly all neighbouring buildings including 41A Brighton Road (4no flats) and 37A Brighton Road (1no maisonette).
- 6.41 Residential parts of the building are not located close to any major or materially significant sources of noise and the internal accommodation does not suffer from significant noise impacts. The application is supported by a Noise Impact Assessment from Acoustic South East, which demonstrates that basic double glazing and trickle vents are capable of providing the necessary protection for residents from external noise.
- 6.42 The assessment also provides detailed specifications for the construction works to ensure that requirements for sound insulation between dwellings and other uses will be met. All uses proposed within the building would therefore be subject to appropriate sound insulation.
- 6.43 No new overlooking of neighbours or overbearing impact would arise through the development.
- 6.44 The ground floor commercial unit is an existing lawful Use Class E unit and therefore the retention of a smaller unit results in no material impacts.
- 6.45 The use of the rear parking area would occur under both the previous/existing and proposed uses and therefore any noise or activity impacts on neighbours in this area would be neutral.
- 6.46 As such, no material adverse impacts relating to neighbouring amenity would arise as a consequence of the development.

## **Heritage**

- 6.47 The site is located within the Steyne Gardens Conservation Area (and close to the Warwick Gardens Conservation Area to the rear of the property) and forms part of a locally-listed group of buildings.



- 6.48 The replacement windows will utilise LandVac heritage glazing, offering slimline vacuum glazing that provides a heritage appropriate appearance equivalent to a single pane thickness (8.3mm) whilst achieving enhanced U-values of 0.4 – and offering better thermal efficiency than most triple glazed units as a result.
- 6.49 The application site forms part of a shopping parade along Brighton Road that features a mix of traditional and modern shopfronts.
- 6.50 In the absence of specific design guidance for traditional shopfront within Worthing borough, the adopted design guidance for Adur has been considered in the preparation of suitable designs for the Conservation Area. The proposals incorporate a traditional timber framed shopfront, with a vertical mullion to subdivide the main shop window in a traditional manner. Traditional proportions have been used for relevant features, including the stallriser, fascia and fanlights.
- 6.51 As set out above, the Steyne Gardens Conservation Area Appraisal states that it is “*the shopfronts along much of Brighton Road that cumulatively result in the most harm to the character of the conservation area*”.
- 6.52 The application will remove the existing shopfront that has been damaged due to the structural failure of the balcony above and now fails to positively reinforce the historic character of the wider Conservation Area. The proposed shopfront provides a net visual improvement for the reasons stated above.
- 6.53 In addition to the commercial frontage, a street entrance to the two residential units is retained within the front façade. The residential entrance is slightly recessed to ensure that the commercial shopfront retains its prominence.
- 6.54 The rear part of the property is discretely located down a private access road and existing built structures limit public views into this area from within either Conservation Area. The proposed works at the rear of the building consist of the renovation and replacement of existing windows and dormers in materials to match the surrounding context. The proposed replacement features utilise traditional dimensions.



- 6.55 The proposed rear-facing windows will replace existing white uPVC windows with heritage-style sash windows, with a wood grain effect. As these rear window units are discretely located at the rear of the property and can only be viewed at a distance from public viewpoints, wood-effect uPVC windows will offer a suitable visual appearance and an enhancement on the existing situations. Full joinery details are also submitted alongside the application.
- 6.56 Timber replacement windows are proposed within the more sensitive front street elevation. Full joinery details are submitted and will remain consistent with the specification for the replacement windows already approved under planning permission AWDM/1762/23.
- 6.57 The nearest listed buildings is 22 and 24 Brighton Road, on the south side of the road and approximately 40m from the application site. From outside of this listed building the majority of the proposed works cannot be seen. The changes with a potential impact on the setting of the listed building are the changes to the existing shopfront and replacement windows to the front elevation.
- 6.58 For the reasons set out above, these alterations are considered to offer a net improvement in both heritage and visual impact terms. The reintroduction of traditional features to the shopfront will help reinforce the historic character of the shopping parade and the Conservation Area as a whole, having a materially beneficial impact of the setting of this listed building. The replacement windows will enhance the visual quality of the building given the deteriorated (and dangerous) state of the building currently in situ, utilising heritage appropriate materials to match the original windows in architectural style and detail.
- 6.59 On this basis the proposals would maintain the historic character of the area and the improvements to the external appearance of the building, including the improved shop frontage will provide an overall enhancement to the character and significance of the Conservation Area, locally-listed terrace and setting of nearby listed buildings. The proposals therefore meet the policy requirements under Policies DM23 and DM24 of the Local Plan and section 16 of the NPPF.



## Transport and Active Travel

- 6.60 The highway impacts have been previously assessed for comparable uses under earlier applications. Under the last planning application (AWDM/1119/25), West Sussex County Council highways raised no objections to the highways impacts of a development that would have delivered a greater quantum of residential development.
- 6.61 The site was also assessed by the Council (under application NOTICE/0009/25) as being *“sustainably located within easy walking distance of the various shops and services available within the town centre, and with good public transport links to other parts of the town and destinations further afield”*.
- 6.62 Policy DM15 (Sustainable Transport and Active Travel) of the Worthing Local Plan aims to re-balance travel choices by promoting developments that prioritise active travel and non-car modes of transport.
- 6.63 The application site's highly sustainable location will ensure that residents can easily access the majority of services on foot and minimises the number of journeys made by private vehicle to and from the site. Similarly, customers and staff to the commercial unit will be able to conveniently visit the site via sustainable or active modes of transport given its central location and the proximity of the commercial unit to other town centre uses will encourage linked trips.
- 6.64 The effect of these locational factors will significantly reduce the number of private vehicle trips to and from the site, compared to delivering these uses in a less sustainable location. The proposals therefore directly support the aims of Policy DM15 and will provide material benefits as a result.
- 6.65 The development incorporates a single off-street parking space alongside four new coverage cycle storage spaces for residents of the proposed HMO.
- 6.66 The site is within Controlled Parking Zone C where parking restrictions apply from 9AM to 6PM, six days a week. The Council is therefore able to control or restrict on-street parking outside of the planning system through permit parking.



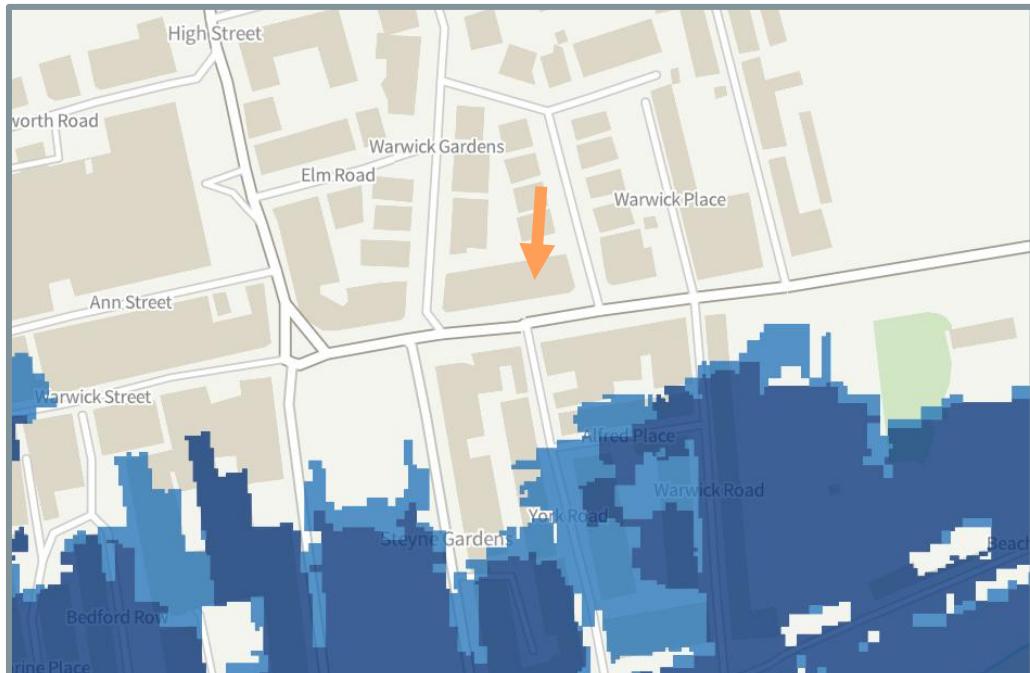
6.67 Residents will have good access to sustainable modes of transport, with bus services available outside of the property on Brighton Road and train services within easy walking distance. Residents would not be dependent on private vehicle use for any trips as a result.

6.68 Site access will remain unchanged from the existing situation, ensuring safe access into the site is maintained.

6.69 For the reasons set out above, the proposed use is unlikely to have a material impact on local transport or highways network. The existing access arrangements would be maintained and there would be no material changes to site access or safety.

### **Flood Risk and Drainage**

6.70 The site is in flood zone 1 (lowest area of flood risk), as confirmed by the Environment Agency flood map for planning extract below.



*Flood Map for Planning extract*



- 6.71 The partial change of use of ground floor commercial space to residential use was found acceptable under both previous applications. The partial change of use at ground floor from a less vulnerable use to a more vulnerable use has already been established under the Class MA prior approval (NOTICE/0009/25).
- 6.72 The Council's flood risk consultants also advised that they had no objection to previous applications on surface water grounds. Surface water will continue to drain in the same way as the existing situation and will not increase the risk of flooding within or around the site. Access and egress routes will stay the same as existing, albeit with an additional residential entrance to the ground and first floor HMO at the rear of the site.
- 6.73 The Government's long term flood risk service shows that groundwater flooding and reservoir flooding are unlikely in this area.
- 6.74 On this basis the site is not in an area of major flood risk and the development proposed will not increase flood risk either on site or elsewhere. The requirements of Policy DM20 (Flood Risk and Sustainable Drainage) are therefore met.

#### Other considerations

- 5.11 The works proposed do not affect any areas of existing biodiversity habitats and therefore statutory biodiversity net gain does not apply in this instance. The development is considered 'de minimis' in this regard.



## 7.0 CONCLUSIONS

- 7.1 The proposed development at 39 Brighton Road represents a comprehensive package of works that will secure the long-term future of a locally listed building within the Steyne Gardens Conservation Area.
- 7.2 The development proposals balance the sensitive repair and enhancement of the property with modern requirements for high-quality shared residential accommodation and sustainable design.
- 7.3 Works will bring the building back into active use, repair features that have deteriorated over time and deliver a new shopfront that reflects relevant design guidelines and expectations given the historic significance of the area. The works will retain active shopping frontage within the town centre.
- 7.4 The proposals will also deliver additional affordable residential accommodation in a highly sustainable location.
- 7.5 Overall, the proposals fully address relevant requirements of the Worthing Local Plan (2023) and the National Planning Policy Framework. They will conserve and enhance the historic environment while delivering sustainable new housing and supporting the vitality and viability of the town centre area.
- 7.6 In light of the above Worthing Borough Council is respectfully requested to grant planning permission for the proposed development.

Lewis and Co Planning  
January 2026