Expiry Date - 03/11/2025

Development Management – Delegated Officer Report

Application Number: AWDM/1128/25 **Recommendation – REFUSE**

Site: **132A Pavilion Road Worthing West Sussex BN14 7EL**

Proposal: **Conversion of loft space with new rear dormer to create a self-contained residential dwelling**

Date of site visit: 23/10/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a two storey end of terrace building on Pavilion Road within the built-up area boundary. The ground floor has been converted to offices with a business working out of it. The first floor is a residential unit.

To the rear there is no garden with the ground floor unit having garage parking and storage to the rear.

The site is not in a conservation area nor is the property listed. There are no TPOs on the site.

Proposal

Permission is sought to create a dormer to the northern elevation of the roof slope to be a self contained residential unit. The dormer is to be full width creating a flat with a GIA of 29sqm. To the rear there would be 3 windows, one to the stairwell and the other 2 within the flat. One serves the bathroom and the other above the kitchen providing light to the unit. An existing window will be retained in the western elevation. No windows are proposed in the roof slope to the front of the site.

Relevant Planning History:

00/01074/FULL - Alterations to shop front to provide a separate access to first floor. Approved 11/12/2000

Consultations:
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 of loft space with new rear dormer to create a selfcontained residential dwelling. The application is to Worthing Borough Council.

Following a review of the submitted information, we note that insufficient information has been provided to demonstrate the proposed development is in accordance with the National Planning Policy Framework (NPPF) and its accompanying Planning Policy Guidance (PPG). The applicant should submit a Flood Risk Assessment that accesses all sources of flooding and demonstrates safe access and egress for the lifetime of the development.

We would recommend the application is not approved until updated information is received that addresses the above points.

Reason
To prevent flooding in accordance with National Planning Policy Framework paragraphs 165-175 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage, and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

WSCC: The Highway Authority has raised no objection commenting:-

This application seeks the conversion of loft space with new rear dormer to create a selfcontained residential dwelling. The site is located on Pavilion Road, an unclassified road subject to a speed restriction of 30 mph.

No vehicle access is associated with this site, whilst pedestrian access will utilise existing arrangements. The proposed development is not anticipated to give rise to a significant material intensification of movements to or from the site.

No vehicular parking is proposed. As such, any vehicular parking associated with this development would have to be accommodated on-street. At least one car parking space would be expected for a dwelling of this size and location under WSCC Parking Standards. There are comprehensive parking restrictions in place on the nearby roads that prohibit parking in places that would be detrimental to highway safety. The LHA does not anticipate that the proposed nil car parking provision would result in a highway safety concern, but the LPA may wish to consider the potential amenity impacts.

The site is situated in a sustainable location within walking/cycle distance of local services, amenities and public transport connections. Cycling is a viable option in the area, and the LHA would request that secure cycle parking provision be provided if there is space within the site to do so.

In summary, 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:
No objection

Environmental Health:
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.

Representations:
None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM1, DM5, DM15, DM19, DM20
National Planning Policy Framework (2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

Principle of development

Policy SS1 of the Worthing Local Plan sets out the housing supply over the period 2020-2036 and gives a total figure of 3672 (an annual target of 230 dwellings per annum).

Paragraph 78 of the NPPF (2024) requires that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should, in addition, include a buffer (moved forward from later in the plan period) of:
a) 5% to ensure choice and competition in the market for land; or
b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or

c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of the Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.

The most recent 5 Year Housing Land Supply (5YRHLS) position for Worthing (as at 01/04/2023) demonstrates a 6.3 years supply applying a 20% buffer as at that time Worthing had failed the then current Housing Delivery Test (HDT) (2022 published December 2023).

However, the most recent HDT 2023 (published December 2024) shows that Worthing scored 107% and therefore faces no consequences from the HDT.

Having a 5YRHLS position and having passed the HDT with no consequences means that for Worthing Paragraph 11 c) of the NPPF applies which states: '*For decision-taking this means: c) approving development proposals that accord with an up-to-date development plan without delay* '.

The provision of one additional residential unit would make a small contribution to the Borough's housing supply. It is acceptable in principle subject to the assessment against other material considerations as set out below.

Visual Amenity

The proposed dormer would not be out of character with the residential area with other properties having dormers to the rear. It is recognised that the dormer would be highly visible due to the corner plot location and appears bulk in views from the north. However, there are examples of dormer in the vicinity, and the bulk is reduced by the set up from the eaves and set in from the western edge of the roof. The materials match the existing property which help with the cohesion of the extension to the existing residential property. The retention of the existing roof form and lack of alterations to the front roof slope would further allow for the proposal to harmonise with the street scene.

Standard of accommodation for future occupiers

Policy DM2 of the Worthing Local Plan says

"d) New dwellings across all tenures will be expected to meet as a minimum, the nationally described space standards (or any subsequent Government update) for internal floor areas and storage space. These standards will apply to all open market dwellings and affordable housing, including those created through subdivision and conversion. Applicants will be expected to have regard to the Council's local guidance for external space.
e) The Council will only consider any variation to the requirements set out above in exceptional circumstances."

The proposed self-contained flat would have a GIA of 29sqm consisting of a shared living/dining/kitchen/sleeping area and shower room/WC. This is significantly below the 37sqm required for a 1-person, 1-bedroom flat. No storage is shown. It is also noted that some of the floorspace shown is above a staircase which would increase the required floor area in line with the Technical Housing Standards.

The accommodation would have a north facing aspect from the dormer windows to the rear of 132 Pavilion Road. There is also proposed to be a small window within the western elevation within the gable of the existing property. Light and outlook are provided through the north facing kitchen window and west facing living/sleeping area window.

It is recognised that the proposal may conflict with the Housing Act. Had the application been otherwise acceptable comments would have been sought from the Council's private sector housing team to ensure that any potential hazards were designed out of the proposal.

Overall, the proposed unit is significantly undersized and would represent cramped and substandard accommodation for the future occupants. It is recommended for refusal on this basis.

Residential Amenity

The location of the dormer would provide views to the rear of the site, overlooking the roof of the ground floor commercial unit and towards the side of 2 St Anselms Road to the north. There is a side facing window at first floor in this property but it appears to be obscure glazed and to the stairway. The main kitchen window is on the western side of the dormer and would have only oblique views towards the rear garden of that property.

There is not considered to be any overbearing impact on the neighbouring properties or the residential unit below from the dormer. Due to the location of the proposal there would not be any significant overshadowing on the neighbouring properties.

Access and Parking

There would be no parking provision to serve the proposed flat. The Highway Authority has raised no objection on the basis that the proposed development is located in a highly sustainable location in relation to nearby bus/train routes and within walking distance of shops and services.

Flooding

Policy DM20 of the Worthing Local Plan and the NPPF and PPG require that the risk of flooding to sites is taken into account with new dwellings. The site is located in an area at high risk from surface water flooding in the future. The applicant has not provided a flood risk assessment. This would have been

requested prior to determination had other aspects of the proposal been considered acceptable. In the absence of information demonstrating safe access and egress during a flooding event it is considered that the proposal is contrary to policy DM20 of the Worthing Local Plan (2023), Planning Practice Guidance and the NPPF.

Recommendation

REFUSE

1. The proposed dwelling, by reason of inadequate internal floor space and storage, would result in a cramped and substandard form of accommodation to the detriment of the amenity of future occupiers contrary to policy DM2 of the Worthing Local Plan (2023) and the NPPF.

2. Insufficient information has been provided to demonstrate that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development including allowing safe access and egress and is therefore contrary to policy DM20 of the Worthing Local Plan and the relevant paragraphs of the NPPF and Planning Practice Guidance.

Informative

Refuse - No Discussion.

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

Case Officer: Finlay Gardner Date: 03/11/2025

Authorised by: Louise Prew Date: 03/11/2025