Development Control – Delegated Officer Report

Application Number: AWDM/0453/25 **Recommendation – APPROVE**

Site: 21 Russell Close, Worthing, West Sussex, BN14 8LR

Proposal: **Erection of attached two-storey end of terrace house**

Date of site visit: 16/10/2025

Neighbours checked: Y

Additional neighbour notifications: Y – revised plans showing the equivalent of a single storey rear extension

Site and Surroundings

The site is within an estate built in the late 50s or early 60s called Harrison Road Estate which is largely comprised of a number of terraces of 4 to 8 houses. The application site lies adjacent to the end of a terrace of six two-storey houses on Russell Close, a “T”-shaped cul-de-sac which forms the centre of the estate.

21 Russell Close has a wraparound front, side and rear garden which is landscaped.

The site is not listed, or locally listed or within a conservation area. There are no TPO trees on the site.

Proposal

Permission is sought to subdivide the plot and erect a two-storey house attached to the eastern side of No.21.

The proposed dwelling would be similar in size, scale, layout, form and appearance to the existing dwelling No.21. There are some changes to the design of the front elevation to account for the ground floor toilet. The proposed door would be located more to the centre of the building with a small window to the east between the door and flank wall.

The existing house would retain a small garden of a similar size to the rest of the houses in the terrace. The ground floor would be deeper than the neighbour as if a single storey rear extension had been erected. Access down the side of the house would be provided with close board fencing. To the front a small section of land would provide space for planting but this would be smaller than the other houses due to the shape of the footpath in this location.

No car parking is provided on site as per the existing arrangement for the other dwellings.

Relevant Planning History: None

Consultations:

WSCC as Local Highway Authority**:**
This application seeks the erection of an attached two-storey end of terrace dwelling. The site is located on Russell Close, an unclassified road subject to a speed restriction of 30 mph.

No vehicle access is associated with this site. The LHA would not anticipate that the addition of a single dwelling would give rise to a significant increase in material movements on the local highway network.

No vehicular parking is proposed to serve the dwelling. Under WSCC Parking Standards, the LHA would expect a dwelling of this size and location to provide two car parking spaces. As such, vehicular parking would have to be accommodated on-street. The LHA would 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 impact on on-street parking from an amenity point of view.

The site is situated in a location the LHA considers sustainable, being within walking/cycle distance of local services, amenities and public transport connections. Cycling is a viable option in the area and the provision of cycle parking has been demonstrated in the plans.

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.

If the LPA are minded to approve the application, the following condition should be applied:

Cycle parking No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority. Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Southern Water

Existing Southern Water Assets
Please see the attached extract from Southern Water records showing the approximate position of our existing water main asset in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. To get in contact to confirm the

exact position of the asset please visit https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf For information on required stand off distances from public sewers please refer to: https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf

Existing Water Main

The 102 mm diameter water main requires a clearance of 6 metres on either side of the water main to protect it from construction works and to allow for future maintenance access. No excavation, mounding or tree planting should be carried out within 6 metres of the external edge of the public water main without consent from Southern Water. All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works. Please refer to: https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf

Condition: In order to protect water apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission.

The developer must agree with Southern Water, prior to commencement of the development, the measures to be undertaken to protect/divert the public water supply main.

Connection to public sewer
Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. 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

We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

Disposal of surface water 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

WSP:

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 with the following conditions and informative attached:
Condition 1: Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the Non-Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any infiltration drainage. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Adur & Worthing Council.

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:

An objection has been received from a neighbour :

I like to submit the following objections to the proposed development:

1) Russell Close already experiences significant parking stress. While some properties have driveways, many do not, and several households own two vehicles. It is common for residents with children or mobility issues to park further away, often making access difficult. Adding a new property could introduce up to two additional vehicles, further worsening the situation. The entrance and exit to Russell Close already feel dangerous due to limited

visibility caused by parked cars on the corner of the close. This development would exacerbate what is already a safety concern for residents.

2) The properties in Russell Close were built in the 1960s to a consistent aesthetic. While the application suggests that new panelling or materials will "fit" with the existing character, there is no assurance that the same materials will remain available or match in practice. If substitutions occur after approval, the result could be an obvious mismatch that harms the appearance and potentially the value of neighbouring properties. I therefore request confirmation from the Council as to how the likeness and quality of materials will be guaranteed and enforced prior to occupation.

3) While I understand planning decisions must be based on material considerations, I do wish to highlight the disappointment among residents that a property with a large, beautiful garden—ideal for a family—will be used primarily as a means to create and sell an additional property for profit. It feels symptomatic of development driven more by financial gain than by the long-term needs of the community.

Given these concerns, I respectfully request that the Council refuse the application on the grounds of parking impact and harm to the established character of Russell Close.

Following consultation on the revised plans the following comments were provided:

I wish to raise an objection to the proposed house extension to 21 Russell Close.

My first concern is to the possibility that permission will require the installing of an Air Pump. If this is required then it is probable that the permission will require it fitted to the east wall of the house. Without any doubt these pumps can be noisy. We already have experience of this as one has been fitted next door at No.1 Russell Close, although fortunately on the north facing side of the house. But one fitted to the east wall of No.21 would project noise to the houses in the No.1 to No.6 block.

But of even more concern is the amount of additional traffic an extra house would create in an already overcrowded Close. As is common these days we do have considerable amount of delivery van traffic from all the major supermarkets viz Sainsburys, Tescos, Asda, Ocado, Iceland etc as well as the main delivery companies viz. Amazon Prime, Evri, DPD etc. Plus others. My wife and I have have recently had to resort to using Disability Scooters and we have frequently found it impossible to use the pavement on one side of the green due to cars parked partially up on the pavement.

Children regularly play in the road playing football including the area by No.21. Any increase in the number of cars will exacerbate the problem and dangers. I always admire the skills of your dustcart drivers in having to turn

their long vehicles amongst the parked vehicles. I hope that you will be able to give my concerns due consideration.

And

I write to submit additional comments in relation to the above planning application, reinforcing and expanding upon my previous objection. I wish to note at the outset that my initial representation was submitted under considerable time pressure. The original consultation letter was dated some time before it reached me by post, leaving me with significantly less time to respond than the process intends. As a result, my previous comments were necessarily brief and I was unable to address all of my concerns fully. I ask that the LPA gives due weight to these additional representations accordingly.

1. Parking and Access Pressure

I note the response from the Local Highway Authority (WSCC, dated 06/08/2025) which acknowledges that under WSCC Parking Standards, a dwelling of this size and location would ordinarily be expected to provide two car parking spaces. The proposal makes no provision for any off-street parking whatsoever, and the Highway Authority concedes that vehicular parking would therefore have to be accommodated on-street. Notably, the Highway Authority explicitly invites the Local Planning Authority to consider the impact of this on on-street parking from an amenity point of view.

I urge the LPA to take that concern seriously. Russell Close already operates under significant parking pressure (see appendix below). We have vehicles regularly parked along extended stretches of the road, narrowing its effective width and creating difficulties for residents, pedestrians, and service vehicles alike. The junction with Harrison Road is a particular concern, where parked vehicles already restrict visibility and makes turning in to/out of the close difficult. Children play within the street environment and reduced visibility caused by parked vehicles creates a hazardous situation. Elderly residents and those with prams already experience difficulty accessing the pavement safely due to obstructed or narrowed pedestrian space.

The addition of a further household with no dedicated parking whatsoever will displace further vehicles onto a street that has no ability to absorb them. This is not a theoretical risk but a predictable and demonstrable impact on the amenity of existing residents.

The Highway Authority's conclusion that this would not cause a severe highway safety impact reflects the high legal threshold set by the NPPF. However, the planning balance for the LPA is broader than that threshold alone. The failure to meet adopted parking standards, combined with existing on-street pressure, represents a material amenity concern. I respectfully request that the LPA gives this significant weight in its determination.

2. Design and Visual Appearance

As previously mentioned, I am concerned that the proposal fails to demonstrate with any certainty that the finished dwelling will be visually consistent with the existing character of Russell Close. Whilst the submitted elevations suggest an intention to match the appearance of the neighbouring property, no binding materials specification has been provided. There is no guarantee that the applicant will be able to source materials that genuinely match the existing streetscene in terms of brick colour, tone, texture or roof tile appearance.

Furthermore, the ground floor front elevation windows proposed for 21A appear to differ noticeably from those of the adjoining property No. 21, and from the established window patterns visible throughout Russell Close (see appendix below). All existing dwellings on Russell Close follow a consistent pattern of a single ground floor window to one side of the front door. The proposed front elevation of 21A departs from this established pattern by introducing two ground floor windows, a feature found nowhere else on the close. This would result in a dwelling that is visibly out of character with the uniform streetscene, contrary to the requirement under NPPF paragraph 135 that new development be sympathetically designed and visually integrated with its surroundings.

This matters because Russell Close has a consistent and established character. The introduction of a visibly mismatched end-of-terrace dwelling (even one of an appropriate scale) would cause lasting harm to the appearance of the street that cannot easily be undone once built.

Therefore, I would ask that the LPA does not rely on a standard materials condition alone. Given the sensitivity of the location and the prominence of the end-of-terrace position, I request that any approval requires the submission and physical approval of a sample materials panel prior to construction commencing, ensuring that materials are verified on site rather than approved in principle only.

I respectfully request that the Local Planning Authority refuses this application or at minimum does not determine it until a full assessment of on-street parking amenity, a binding materials specification and the impact on neighbouring amenity have been properly considered and addressed.

Relevant Planning Policies

Worthing Local Plan 2020-2036 (WBC 2023): Policies:
SP1 (Presumption in Favour of Sustainable Development)
SS1 (Spatial Strategy)
DM1 (Housing Mix)
DM2 (Housing Density)
DM5 (Quality of the Built Environment)
DM15 (Sustainable Transport and Active Travel)
DM16 (Sustainable Design)
DM17 (Energy)
DM18 (Biodiversity)

DM20 (Flood Risk and Sustainable Drainage)
DM22 (Pollution)

National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPD ‘Space Standards’ (WBC 2012)
SDP ‘A Guide to Residential Development’ (WBC 2013)
CIL Charging Schedule (Aug 2021)

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 most recent 5 Year Housing Land Supply position for Worthing (as at 01/04/2024) demonstrates 6.3 years supply of deliverable housing sites.

The most recent HDT (published December 2024) shows that Worthing scored 107% and currently 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 proposal would make a small contribution to the provision of housing in the borough which is welcomed. The principle of additional residential is therefore acceptable and the key considerations in this case are the effects of the proposal on the character and appearance of the local area, the living conditions of future occupiers and the effects on neighbour amenity, highway safety and transport considerations, biodiversity and sustainability.

Character and Appearance

The proposed dwelling would align with the terrace to the front elevation of which it would form part. The proposed dwelling would be similar in style and appearance to the host dwelling, but with minor differences in the fenestration treatment. The scheme has been altered since the application was submitted to move the entrance from the side elevation to the front elevation and to reduce the width to maintain a gap between the pavement and the flank wall of the dwelling. Similarly, a small extension type element has been proposed

at ground floor to the rear. The differences in the front elevation are as a result of current building regulations which require a ground floor WC. This has resulted in the front elevation design which is different from those adjacent. However, while this would be a deviation from the established design of the terrace it is not considered to adversely affect the terrace as a whole and is considered acceptable.

It is recognised that the proposed dwelling projects forward of the front of the building line of the perpendicular terrace to the north. When looking at the estate as a whole it is clear that houses are located more closely to the pavement than the current house at number 21 which is an anomaly with such a large side garden. The proposed house would be highly visible due to its side location but in various views would not be considered out of context or incongruous.

The proposal seeks to use similar materials to those of the existing terrace. A condition is recommended for materials to be approved so that the LPA can approve the specific materials to ensure they match as closely in colour and style to those of the existing terrace to maintain consistency.

Details of landscaping have not been provided. This is particularly important to the front of the dwelling to ensure the proposal provides some soft landscaping to soften the appearance of the front of the dwelling. The sustainability statement mentions permeable paving and details of this will be required for assessment by the LPA to ensure they are delivered. A condition requiring landscaping details will be attached.

Overall, it is considered that on balance a dwelling can be accommodated on this site and alterations to the width and door placement ensure it would be acceptable maintaining the character of the streetscene and wider area.

Residential Amenity - Neighbours

The most affected neighbours are the host dwelling (no.21) and no.22 to the north. The properties on the opposite side of Russell Close (east and south) are sufficiently remote that they would not be significantly affected.

The footprint of the new dwelling would align with the front elevation of the host dwelling. A deeper ground floor has been proposed but this would only be 1.7 metres deeper than the rear elevation of no. 21 and would not result in an adverse or overbearing impact on this property. At first floor there would be no adverse impact on the receipt of light to, or outlook from, the main windows of no.21.

The existing dwelling benefits from a relatively shallow, modest sized rear garden, with a side garden between the side of the house and the eastern site boundary. The proposal would be to subdivide the property leaving no 21 with a much smaller garden of only 28 sqm, below that of the Council's Space standards SPD (2012). However, it is recognised that the garden would be

similar to the other dwellings within the terrace and is considered acceptable in this instance.

No. 22 to the north is the southernmost dwelling of a separate terrace. The front wall of this property aligns with the side wall of the existing dwelling at no 21. The proposal would introduce a new set of windows which face directly over the front amenity space of no. 22. While it is recognised that this may result in some overlooking, this front garden is clearly visible from the street already. The oblique angle and separation distance means there would be no adverse overlooking of first floor windows.

The separation distance to the properties to the south of 23m means there would be no adverse impact on these properties through loss of light or overlooking.

An objection notes that any future air source heat pump may result in noise to neighbouring occupiers. As an ASHP has not been shown on the plans this would likely be assessed under permitted development which has noise standards that units need to comply with to reduce the impacts on neighbours.

Conditions are recommended to remove permitted development rights for the property to reduce future impacts on residential amenity and to ensure any extensions or alterations are assessed appropriately through submission of a planning application.

Residential Amenity – Future Occupiers

The proposed accommodation would consist of an entrance hall, WC, kitchen/dining room and sitting room on the ground-floor, with a double bedroom, single bedroom and bathroom on the first floor.

The dwelling would have a gross internal floor area of 71 sqm which is above the 70sqm required by the Government's Technical Housing Standards – Nationally Described Space Standard.

All the habitable rooms would be provided with an outlook to the front or rear of the dwelling, with good standards of natural daylight.

External amenity space would consist of the rear garden providing 25sqm area which would be below the minimum external space standard for a 2-bedroom terraced house. However, given the similar size to the other houses in the terrace it is not considered that this would be reason to refuse the application.

Access and Highways

The site is within proximity to East Worthing station, approximately 12m walk away. The existing dwelling, as per the other dwellings in the terrace, do not have parking on site. The new dwelling would similarly not have any on-site parking. It is recognised that the objections have highlighted an issue with car

parking in the area. However as the LHA has not raised an objection in this regard this is considered to be acceptable. Cycle parking has been shown in the rear garden. The LHA has requested this is conditioned.

Although not requested by the LHA it is considered that due to the nature of the Close a CMP should be conditioned to ensure effects of the construction are appropriately managed.

Sustainable Development

Policy DM16 of the Worthing Local Plan states that all new build housing should achieve a minimum 20% CO2 reduction compared to Part L of the Building Regulations (2013) through energy efficiency measures. In addition, all new build housing should seek to achieve an Energy Performance Certificate A rating (with a minimum expectation of B rating).

Policy DM17 of Worthing Local Plan states that all new housing should incorporate renewable and low carbon energy production equipment to meet at least 10% of predicted total energy requirements (after CO2 reductions from energy efficiency measures).

The sustainability statement in the DAS sets out that the sustainability features of the development will include the following

- *The proposal will provide an energy efficient new property with energy and water saving measures incorporated in the specification.*
- *Carefully designing the fabric of the building to reduce heat escape between inner and outer walls.*
- *Water saving measures will be incorporated in the build to meet the requirement of no more than a 110 litres per person per day is used. This will be achieved by incorporating measures such as low/dual flush wcs and flow reducing taps.*
- *Energy efficient central heating boiler system or heat pump to be used.*
- *Site waste will be kept to a minimum, with regular waste collections to be made from site by specialist contractors.*
- *A++ rated domestic appliances will be incorporated.*
- *The rear garden areas give scope for areas to grow food and space for home composting.*
- *Providing energy efficient lighting (both internally and externally).*
- *Providing secure cycle storage.*
- *The first floor bedroom two provides space for home working/studying.*
- *The proposal will positively contribute to the aims of socially inclusive communities.*
- *Level threshold and access to the property entrance are provided.*
- *All hard surfaced areas to be in permeable materials.*
- *All building materials sourced locally. Materials used will be those that have low embodied energy and materials that offer enhanced durability. All timber from certified sustainable sources.*

- *The site is in an accessible and sustainable location close to local transport links and services.*

A condition requiring submission of SAP calculation reports at design and build stages, and submission of a minimum B-rating EPC on completion, and to secure minimum 10% renewable energy (for example, through use of solar PVs or ASHP) will be attached.

Biodiversity

Policy DM18 requires all new development to provide a minimum 10% net gain for biodiversity – where possible on site. A minimum 10% BNG is mandatory for small sites since April 2024.

The applicant has submitted the small sites metric. The proposals would result in the loss of 0.02 units of low distinctiveness urban vegetated garden and -0.01 units of very low non-native and ornamental hedgerow. The applicant has provided a statement of intent demonstrating a commitment to secure the required offsite Habitat units from a registered provider. The BNG condition and informatives will be attached requiring that a BNG plan is provided pre-commencement. These shall need to cover the additional floorspace provided and the additional habitat units required to ensure 10% net gain is achieved.

Flooding

The site is located in an area at future risk from both fluvial and surface water flooding. WSP and Southern Water have reviewed the application and suggests conditions to ensure SuDS are provided and details of foul sewerage disposal adequately addressed. These will be attached to ensure the development does not increase the risk of flooding for future occupants or neighbouring residents.

CIL

The development would be CIL liable which is subject to indexation.

Recommendation

APPROVE for the reasons:

1. Approved plans
2. Time limit
3. BNG plan
4. Agree materials
5. Measures to protect public sewer
6. Foul sewerage and surface water disposal
7. Agree SuDS drainage
8. Agree Maintenance and Management for SuDS drainage
9. Hard and soft landscaping

10. Boundary treatments to be installed
11. Cycle parking
12. Remove PD rights for extensions, roof enlargements, curtilage outbuildings
13. Remove pd rights for additional openings to N+S side walls and any roof slope
14. Hours of construction work
15. Construction Management Plan
16. Implement sustainability measures and provide SAP calculation reports and minimum EPC rating on completion

Informative

1. Approved following revisions
2. BNG informative
3. CIL informative
4. Street naming and numbering
5. WSP - Flood resilient measures
6. Southern Water

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

Case Officer: Louise Prew Date: 02/06/2026

Authorised by: Jo Morin Date: 03.06.2026