Expiry Date - 03/07/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0588/24 **Recommendation – APPROVE**

Site: **299 Brighton Road Worthing West Sussex BN11 2HL**

Proposal: **Conversion of a semi-detached house into two self-contained flats (Retrospective application)**

Date of site visit: various

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site relates to a two storey, semi-detached dwelling on the north side of Brighton Road. There is a basement with an external entrance and a box dormer extension on the long west facing roof slope at first floor level.

The main door to the dwelling is on the west side elevation and there is a further glazed door to the south elevation. The dwelling is sited slightly towards the rear half the site and is inset from the west side boundary of the site by approx. 1-2m where there is a side access. The front garden has a depth of approximately 15m, which has been mainly hard surfaced with a single width dropped kerb access onto Brighton Road. The front garden is enclosed on three sides with a low, painted blockwork wall. The rear garden is approximately 12m depth and reduced further at the point of an extension attached to the rear elevation of the dwelling. The extension measures approximately 3.5m width x 2.5m depth. The property frontage is to the Brighton Road, facing south towards the sea front.

There is a detached dwelling neighbouring to the west side and the adjoining semi is to the east side. These are No's.297 and 301 Brighton Road respectively.

Proposal

The retrospective application is for the conversion of the previous three bedroom semi detached house into 1 x two bedroom flat on the ground floor and 1 x 2 bedroom on the first floor (one of which is a labelled as a study/guest room).

The ground floor flat would be entered through the south elevation, it has a kitchen/ living area to the front and two bedrooms and bathroom to the rear.

One of the bedrooms has a door to the rear garden. The flat has a floor area of approx. 60sqm.

The first floor flat would be accessed from the original door on the west elevation. There are direct stairs from the door to the first floor. The flat has an open kitchen, living space to the front and a bedroom and study/bedroom to the rear, the bathroom is off the study. The flat has a floor area of apprx 50sqm. There is balcony to the front of approx. 4.5sqm.

There is a parking area on the frontage and a shed for cycle storage at the rear.

The application is accompanied by a Flood Risk Assessment and an Acoustic Report

Relevant Planning History:

AWDM/1309/23- Proposed excavations to enlarge existing front and rear basement lightwells with new external steps and associated elevation alterations to single dwelling house- Withdrawn

Consultations:

National Highways

No Objection

WSCC Highways
This proposal is for the conversion of a semi-detached house into two self-contained flats. The site is located on Brighton Road, an A-classified road subject to a speed restriction of 30 mph.

There are no proposed changes to the existing parking or access arrangements. The LHA does not anticipate that the proposals would give rise to a material intensification of movements to or from the site.

No vehicular parking is to be provided for this development. The applicant states that the existing hardstanding will be utilised for visitor vehicular parking. The hardstanding appears of suitable size to accommodate at least three car parking space. Clarification should be provided for the proposed access/parking arrangements.

The WSCC Car Parking Demand Calculator indicates that a development of this size in this location would require at least three car parking spaces. Consequently, vehicular parking would have to be accommodated on-street. Whilst on-street parking is limited in the area, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA does not anticipate that the nil car parking provision would lead to a highway safety concern or parking capacity issue, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

Regarding cycle parking, the Design and Access Statement states that there will be a cycle storage to the rear of the property within an external storage. The site is situated in a sustainable location within walking/cycle distance of local services and amenities. The site is also well connected by public transport, with regular bus services available from Brighton Road. Worthing Train Station is located approximately 1.6m northwest of the site. Considering this, the residents may not need to rely on the private car for travel.

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 115), and that there are no transport grounds to resist the proposal.

Southern Water

Southern Water requires a formal application for a connection to the foul and surface water sewer to be made by the applicant or developer.

Adur and Worthing Councils

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 informative attached:
Informative 1: We have identified the site is adjacent to an area of flood risk, therefore the applicant could consider creating an emergency plan to ensure safe access and egress routes can be achieved in the event of a flood.

Environmental Health

Public health –

Given, this is the only general living space for the property, it should meet the Good level BS8233 standard for living rooms, and there is no reason why this is not achievable.

The acoustician has provided recommendations for glazing and ventilation that I would condition as part of any permission. If the applicant is changing the glazing at the front of the property to comply with the acoustician's recommendations then they should consider using glass with a higher G value to reduce overheating in the South facing rooms.

Representations:

None received

Relevant Planning Policies

Worthing Local Plan 2020-2036 (WBC 2023): Policies:
SP1, SS1, DM1, DM2, DM5, DM15, DM16, DM17, DM20, DM22
National Planning Policy Framework
Nationally Described Space Standards (March 2015)
SPD 'Space Standards' (WBC 2012)
CIL Charging Schedule (Aug 2021)

Planning Assessment

Principle

Policy DM1 indicates at (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
v) At least one unit of the accommodation provided is suitable for family occupation unless it can be demonstrated that:
● A different mix of units is essential to preserve the character of a listed building or building with heritage importance; or
● The proposal is specifically for people with special housing needs.

Paragraph 5.17 of the WLP refers to the need to retain existing homes especially larger family homes (3 + beds). It states that there is a need to ensure a range of housing dwelling types and sizes 'to meet the identified housing needs, facilitate housing choice and achieve mixed and balanced communities'. The most recent SHMA was undertaken in 2020 and identifies a need for all different sizes of homes in the market and social housing sectors for Worthing. The need for 4-bedroom family housing is 10-20% and for 2-bedroom flats is 40-45%.

There are a mix of dwelling sizes and types in the area. The scheme would still retain a two bedroom dwelling which could be suitable for family occupation and also provides an additional dwelling. Its conversion would therefore be consistent with the aims of Policy DM1.

Character and appearance

The NPPF and policies within the Worthing Local Plan attach great weight to sustainable development and that good design is a key aspect of sustainable development.

The property is situated on a busy road and set back, in a group of mixed styles and sizes of housing. There is parking to the front. The conversion required very little alteration to the existing dwelling and it is not considered that the conversion has a detrimental impact on the character of the dwelling or the area.

Residential Amenity

Future Residents

Policy DM2 of the WLP states that 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. The Council's local standards will continue to apply for external space.

The ground floor flat would be accessed from the front and the first floor from the original side entrance, both have independent access points.

The ground floor flat would be two bedrooms with an area of approx. 60sqm. Although the ground floor flat is very marginally below the nationally described space standards of 61sqm it is not considered that it could refused on this basis.

The first floor flat would be one full bedroom with a guest bedroom/study with an area of approx. 50sqm. The first floor flat w is shown as a double bedroom and a single/guest/ study room. Although at 50sqm the flat is well below the standard for a two bedroom flat at set out in the National standards, the second bedroom/study is a through room to the only bathroom and therefore would be difficult to used permanently independently, the flat is therefore more akin to a one-bedroom flat and on this occasion is considered acceptable.

In relation to the layout of the flats and daylight and sunlight. Both flats have good daylight and sunlight to all room and storage is provided.

The 'Space Standards' SPD also sets out requirements for external open space. For flat developments it indicates a minimum of 20 sqm per 2 person flat should be provided which is normally in the form of communal areas. With larger and taller blocks this could be in the form of a balcony (or roof terrace). Balconies need to be of sufficient size to accommodate a small table and sufficient chairs for each occupant.

The ground floor two-bedroom unit has direct access to external space to the rear and the first floor has a balcony of approx. 4sqm . Both properties therefore

have amenity space, with the front garden and parking area available for both properties.

The Environmental Health Officer had originally raised concerns regards, potential noise for the properties from the road, a noise assessment was submitted and a recommendation for glazing and ventilation in accordance with the noise assessment requested. As the application is retrospective, the applicant has agreed to the replacement windows by the end of September 2025. This can be conditioned accordingly.

Residential amenity – effect on existing dwellings

The most affected properties are No 297 and 301 Brighton Road.

There are no new openings associated with the conversion, as such there is no additional overlooking or loss of visual amenity for the neighbouring properties.

The proposal involves an additional flat at first floor, No 301 the adjoining semi had until a recent permission been in two flats. The internal noise insultation between the properties would therefore have been achieved and would be dealt with through building regulations.

Access and Car parking

The property has a crossover onto the Brighton Road and a hardstanding area has been informally provided on the frontage. The LHA have not raised any objections to a nil provision as a formal arrangement has not been provided.

Regarding cycle parking, the Design and Access Statement states that there will be a cycle storage to the rear of the property within an external storage.

The site is situated in a sustainable location within walking/cycle distance of local services and amenities. The site is also well connected by public transport, with regular bus services available from Brighton Road. Worthing Train Station is located approximately 1.6m northwest of the site.

Flooding

A Flood Risk assessment was submitted with the application following requests from the applicant.

Environment Agency's (EA) Flood Map for Planning Purposes, the Site is located partially within a tidal Flood Zone 1 (Low Probability) and Flood Zone 2 (Medium probability), with the majority of the Site (~93%), including the proposed development, within Flood Zone 1.

There is a risk of flooding from tidal sources, where flood depths could be up to 0.61 m in depth on Site. However, the area which is currently proposed for

development is not thought to be at risk of flooding due to raised FFL and slightly higher ground in the south of the Site

As the raising of FFL's is constrained by the existing building and FFL's cannot be raised to the recommended level, and due to the uncertainty of flooding in the climate change scenarios and the inclusion of ground floor sleeping accommodation in the development proposals, standard flood resistance and resilient design measures included.

A Flood Warning and Evacuation Plan (FWEP) is recommended to ensure persons using the Site can evacuate safely on receipt of a Flood Warning.

WSP have raised no objections and recommended that an informative be placed on the application to provide a flood evacuation plan.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Glazing to be replaced in accordance with the acoustic Assessment recommendations by the 30th September 2025
3. Cycle storage be retained

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

We have identified the site is adjacent to an area of flood risk, therefore the applicant could consider creating an emergency plan to ensure safe access and egress routes can be achieved in the event of a flood

Southern Water connection

New Address

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

Case Officer: Jackie Fox Date: 10.06.25

Authorised by: Louise Prew Date: 17/06/2025