Expiry Date - 20/08/2025
Extension of Time - 20/11/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0830/25 Recommendation: – APPROVE

Site: **Stanhope Yard Arundel Road Salvington Worthing**

Proposal: **Application to Vary Condition 1 (approved plans) of previously approved AWDM/1061/20. Amendments: Roof tile, confirmation of floor level, first-floor layout (Plot 4).**

ORIGINAL DESCRIPTION: Construction of a terrace comprising of 4no. 3-bedroom cottages, with associated landscaping and parking. Erection of a timber clad barn and parking with separate access and division for a non-mechanised woodyard associated with woodland management.

Date of Site Visit: 20.08.2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application relates to a development site, formerly Stanhope builders yard located just to the south of the A27 (Arundel Road). It forms part of an area of land and buildings located outside of the designated 'built-up' area of Worthing, accessed from a vestigial section of the old Arundel Road.

Adjoining to the west is Stanhope Lodge, a C18, 2-storey, grade II listed, brick-built dwelling link-attached to the Coach and Horses Public House by a flint-built former outbuilding. At its eastern end, the private road adjoins an unmade track (a Public Right of Way) which provides vehicle access to a few dwellings including Stanhope Cottage, The Hollies and Smuggler's Barn. Beyond Smuggler's Barn the track narrows to a footpath and continues due south linking this small outlying group to the new residential development taking place at West Durrington.

The site lies on the very edge of the Borough boundary. The above-mentioned access road is located within Arun District. The South Downs National Park adjoins the north side of the A27.

Following the grant of planning permission to redevelop the wider site under AWDM/1061/20 (see below), the residential parcel has been cleared and foundation trenches dug. [The southern and western boundary treatments have been carried out in accordance with Condition 7 of AWDM/1061/20, and the barn in connection with the woodyard on the southern half of the site is under construction.]

Proposal

This S73 application (which has been amended) seeks to vary Condition 1 (Approved Plans) of AWDM/1061/20, insomuch as it relates to the 4no permitted residential cottages, consisting of: -

(i) Confirmation of finished floor levels.
(ii) Revised roof tile.
(iii) Amendment to first-floor layout (Plot 4).

Relevant Planning History:

AWDM/1061/20 - Construction of a terrace comprising of 4no. 3-bedroom cottages, with associated landscaping and parking. Erection of a timber clad barn and parking with separate access and division for a non-mechanised woodyard associated with woodland management.
STATUS: Application Permitted 12th October 2021. Commenced.

AWDM/0793/23 - Approval of Details Reserved by Conditions 1, 2, 3 (materials), 4 (materials for access and footpaths), 5 (Landscaping), 7 (Boundary Treatment), 8 (No windows), 9 (Construction Management Plan), 10 (No drainage onto highway), 11 (Access and parking provided), 12 (Cycle parking),13 (Noise) 14 (Ground and Surface Water) 15 (Surface Water Drainage) 16 (Wood Yard personal) 17 (Hours of Wood yard) 18 (Refuse facilities) 19 (Foul Sewerage) of AWDM/1061/20.
STATUS: Application Permitted 7th May 2024.

AWDM/1342/24 - Application for a Lawful Development Certificate for confirmation that building work commenced before 3-year expiry for AWDM/1061/20 (granted 12/10/2021) in accordance with Condition 2 (time limit for commencement) and that boundary treatments to Western and Southern boundaries have been completed as per approved details for Condition 7 of that consent.
STATUS: Application Permitted 13th December 2024.

Consultations

National Highways: No objection. The proposed amendments to condition 1 (approved plans) of planning permission AWDM/1061/20 would not have an unacceptable impact on the safety, reliability and/or operational efficiency of the SRN (A27).

WSCC: No objection. This application seeks the Variation of Condition 1 of previously approved application AWDM/1061/20, to allow for amendments to the approved plans. WSCC in its role as Local Highway Authority (LHA) was a consultee for application AWDM/1061/20, raising no highway safety or capacity concerns.

From inspection of the plans, the changes appear minor and not significantly different from the approved plans from a highway safety point of view. Access and parking arrangements appear unchanged. As such, no concerns would be raised to the proposed Variation of Condition 1.

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.

WSP: Following a review of the submitted information, we note that no confirmation of floor levels has been provided. However, as the site is not at risk of flooding, we have no objection to the variation of Condition 1.

Southern Water: No objection.

Adur and Worthing Councils

Environmental Protection, Environmental Health & Licensing: No objection subject to the glazing and ventilation previously agreed still being included in the development.

Representations

1 representation has been received from the occupier of Stanhope Lodge as follows:

"There is insufficient key information on the submitted amended drawings to fully understand the proposed changes from the previously approved scheme, or to appreciate the reasons for, and consequences that the proposed changes to the cottages design and specification, may have on the neighbouring, listed Stanhope Lodge and its setting:

1. No floor level datums are noted on the Plans, Elevations or Section.

2. Internal heights shown on the Section indicate that the ridge height of the new cottages will be higher than the ridge height of the eastern part of Stanhope Lodge. The previously approved Context Elevation shows the ridge height to be no higher than the ridge height of Stanhope Lodge.

3. The roof pitch angle should be noted on the Section.

4. Ridge and eaves heights should be noted on the front (north) elevation to show that the ridge and eaves heights of the new cottages are similar to the ridge and eaves heights at the eastern end of Stanhope Lodge as shown on the previously approved Context Elevation.

5. The type of wall tile hanging should be noted on the elevations and a specification/sample should be provided as this is a change from the previously approved scheme.

6. The type of roof tiling should be noted on the elevations if this has changed from the previously approved scheme and a specification/sample should be provided if this has changed.

7. The distance from the west end gable of the cottages to the boundary with Stanhope Lodge should be noted on the Site Plan. The officers report on the original consent considered this to be about 2 metres."

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, SS1, DM1, DM2, DM5, DM15, DM16, DM17, DM18, DM19, DM20, DM22, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPD 'A Guide to Residential Development' (WBC 2013)

Planning Assessment:

The principle of the development has been established by AWDM/1061/20 implementation of which has commenced.

The key considerations are the impact of the proposed changes on the character and appearance of the surrounding area, including the setting of Stanhope Lodge, and the impact on the residential amenities of neighbouring residents.

Visual Amenity and Heritage

Stanhope Lodge, adjoining the site to the west, comprises a C18, 2-storey listed brick-built dwelling. It is one of several older, character buildings in this group which includes the grade II Coach & Horse PH, and nearby Smuggler's Barn, a (non-listed) residential dwelling formed from an enlarged and converted barn. Collectively, this small group of buildings have an attractively quaint character that contributes to the semi-rural feel of this short vestigial section of the old Arundel Road, notwithstanding the West Durrington development which now surrounds the group on three sides.

As approved, the terrace has been designed in a distinctive traditional cottage style, formed as two stepped pairs of houses of slightly differing design constructed in flint and masonry above a brick plinth with clay-tiled roofs. Design details include tiled canopy porches, splayed brick window heads and quoins, chimney stacks with pots, and a brick string course.

Several changes were initially proposed as part of the current submission including lowering the angle of roof pitch, omitting some gable features, altering the position and proportions of some windows, omitting the sub-divided small pane design of the windows on Plots 1 and 2, altering the splayed shape of the window heads, omission of the distinctive, irregular-shaped swathe of brickwork on the east elevation (reminiscent of a chimney) and replacing flintwork with tile-hanging. It was considered that these proposed changes would unacceptably dilute the design quality of the permitted scheme contrary to policies DM5 and DM24 of the Local Plan, and would conflict with paragraph 140 of the NPPF which states: "*Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).*" These aspects of the proposed development have since been amended to revert to previously approved details.

The proposed changes now relate only to the proposed finished floor levels, a change to the approved clay roof tile and an alteration to the first-floor layout of the dwelling on Plot 4.

The precise finished floor level of the previously approved terrace was not specifically stipulated. A scale measurement from the approved elevation drawing (DWG 121-4 D) indicates a ridge height of 9.1m. A comparison of elevations with Stanhope Lodge (DWG 124 C) showed the proposed ridge height as lower than the adjacent ridge heights of Stanhope Lodge (comprising the original main dwelling and the later addition to its east side). No dimensions were provided on the approved drawings.

As proposed, the dwellings would have a finished floor level (FFL) of 27.04 with a ridge height of 35.943. The submitted elevation drawing BR02C shows that this would be taller than the ridge of the nearest component of Stanhope Lodge (34.85), but slightly below the ridge height of the main dwelling (36.05). The eaves height of the proposed terrace (31.98) will be lower than the eaves height of the main Stanhope Lodge (32.68) and its extension (32.33). The overall height and scale of the proposed dwellings has not changed but is now shown within a corrected context. Although it is apparent that the scale of the terrace will be slightly larger in relation to Stanhope Lodge than originally assumed, it will not visually dominate or otherwise detract from the setting of Stanhope Lodge, or the wider group including the Coach and Horses PH.

A supply issue means that the previously approved clay roof tile (Sahtas Brookhurst hand-finished clay tile) is no longer available. The proposed alternative clay plain tile comprising - Edilians Phalempin 'Val de Seine' - is considered an acceptable alternative.

As previously approved, the first-floor layout of the dwelling on Plot 4 (easternmost unit) slightly differed to the other plots (although the number of bedrooms – including one with en-suite – plus a bathroom, was identical). As amended the first-floor layout of the dwelling on Plot 4 will now match (or mirror) the other plots, resulting in a narrower window opening in the east elevation (now serving an en-suite instead of a bedroom) with the bedroom window in the rear (south) elevation. The change is very minor and will have no significant impact on the overall character or appearance of the terrace.

Residential Amenity

The main affected property is Stanhope Lodge adjoining to the west. The nearest part of this building comprises the later extension (dating from the mid-1980s) consisting of a garage at ground-floor and bedrooms and a bathroom above. There are 2 windows in the flank elevation of the extension, one at ground-floor and the other at first floor. There is no change proposed to the siting of the proposed terrace. As approved, there would be a separation distance of approximately 4m between the flank of the dwelling on Plot 1 and the east side of the extension to Stanhope Lodge. The taller ridge of the terrace relative to this part of Stanhope Lodge (compared to that shown on the originally approved comparison drawing) will have some additional impact on the receipt of light to, and outlook from, these windows. However, records show the ground-floor window serves the garage and the first-floor window serves a

bathroom – both non-habitable rooms. Consequently, it is considered the impact on the amenities of Stanhope Lodge would not be severe.

Other Matters

The proposed changes have no impacts for the amenities of future residents, highway safety or parking, drainage or landscape.

The submitted elevation drawings are annotated "PV cells to rear elevation in accordance with SAPs", but no other details have been provided. Whilst the provision of renewable and low carbon energy is supported in principle in accordance with policy DM17, precise details of the design and layout of the PVs on the rear roof slope will need to be agreed to ensure they do not dominate the roof or detract from the setting of neighbouring Stanhope Lodge. These details can be secure by condition.

The development the subject of this S73 application is exempt from BNG.

Recommendation:

APPROVE subject to condition(s): -

1. (Approved plans including those previously approved which continue to apply)
2. [Leave Blank]
3. The development shall be carried out in accordance with the materials and finishes agreed under AWDM/0793/23 other than the plain clay roof tile of the proposed dwellings hereby permitted.
4. The development shall be carried out in accordance with the surfacing materials of the vehicular accesses, manoeuvring, parking areas and footpaths within the site agreed under AWDM/0793/23 and shall thereafter be permanently maintained and retained.
5. The development shall be carried out in accordance with the scheme of hard and soft landscaping agreed under AWDM/0793/23, including measures for protection of existing trees on the site. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out within the first planting and seeding seasons following the occupation of the building. Any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping shall be provided prior to the occupation of the development hereby permitted.
6. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), the proposed dwellings shall not be extended or altered externally nor any incidental building erected within the curtilage.
7. Prior to first occupation of any dwelling the boundary treatments agreed under AWDM/0793/23 shall be provided and shall thereafter be retained.
8. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and

re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the dwellings or woodyard building.

9. The development shall be carried out in strict accordance with the Construction Management Plan agreed under AWDM/0793/23 and the measures contained therein adhered to for the entirety of the construction period.
10. The development hereby permitted shall not have any site drainage which will either be connected to or discharge into, either directly or indirectly, any part of the highway drainage infrastructure. This includes storm water run-off from any surfaces of the development into the public highway.
11. The dwellings and woodyard building shall not be occupied until the parking spaces and access facilities shown on the submitted plans have been provided in accordance with the approved plans. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles incidental to the use of application site.
12. No part of the development shall be first occupied until the covered and secure cycle parking spaces agreed under AWDM/0793/23 have been provided.
13. The development hereby permitted shall be carried out in full accordance with the recommendations provided by Venta Acoustics in document ref: VA3458.201222.M1 dated 22 December 2020 and all properties shall include whole house MVHR ventilation with summer bypass. All works which form part of the approved scheme shall be completed before the permitted dwelling is occupied. Following approval and completion of the scheme, a test shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential unit from noise.
14. The development shall be carried out in strict accordance with the recommendations set out in Sections 7.7 to 7.10 of the agreed Phase 2 Site Investigation Report ref: GWPR4518/SIR/March 2022 Issue v.2.01 by Ground & Water Geotechnical and Environmental Consultants. Prior to first occupation a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.
15. The development shall be carried out in accordance with the surface water drainage scheme agreed under AWDM/0793/23. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.
16. The non - mechanised woodyard and associated building shall inure solely for the benefit of Philip Parry in both its implementation and the use of the premises unless agreed in writing with the Local Planning Authority.
17. The woodyard including any associated deliveries shall not be open for use and operation except between the hours of 8am to 5pm Mondays to Saturday and shall be closed on Sunday.

18. The dwellings shall not be occupied until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with the approved plans.
19. The development shall be carried out in accordance with details of the siting, design and method of disposal of foul sewerage agreed under AWDM/0793/23.
20. No work to implement the solar PV cells referenced on the approved elevation drawing BR02C shall commence unless and until details of their layout on the rear roof slope, detailed design and method of fixing has been submitted to and approved in writing by the Local Planning Authority. Thereafter the solar PV cells shall only be implemented in accordance with the agreed details.

Informative

Proactive Amendment.

Street Naming and Numbering

CIL

Southern Water Advice

Exempt from BNG

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

Case Officer:	Jo Morin	Date: 19.11.2025
Authorised by:	Peter Barnett	Date: 19 November 2025