



LEWIS & CO

PLANNING STATEMENT

119 WESTCOURT ROAD, WORTHING, BN14 7DP

ON BEHALF OF
ISSO INVESTMENTS
LTD.



Client: Isso Investments Ltd

Site Location: 119 WESTCOURT ROAD, WORTHING, BN14 7DP

Job History:

Version	Date	Author	Checked	Notes
V1	06/01/2026	ZD	SB	
Final	12/01/2026	ZD	SB	



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Chartered Town Planners



1.0 INTRODUCTION AND SUMMARY

- 1.1 This statement is submitted on behalf of Isso Investments in support of the application for planning permission for the change of use of the existing retail shop (Use Class E) to form a 1-bedroom house by way of two-storey rear extension.
- 1.2 The existing retail unit is vacant. The proposal seeks to make more efficient use of the building whilst respecting the character of the area.
- 1.3 This application follows previous permission AWDM/1498/24 which was approved in March 2025. The key difference between the previous proposal and the development at hand is the two-storey rear extension which re-organises the internal layout of the proposed dwelling and creates higher quality accommodation.
- 1.4 The host building is not Listed, nor within a Conservation Area.
- 1.5 Further information is provided within the submitted drawings and supporting documents. This Statement addresses the proposed development, site and surrounding area and compliance with relevant local and national planning policies and guidance.



2.0 APPLICATION SITE & SURROUNDING AREA

- 2.1. 119 Westcourt Road, Worthing is a two-storey, end-of-terrace property with a retail frontage onto Westcourt Road. Built in the early 1900s the attractive building has a traditional Edwardian frontage, with an open gable roof, and a square bay window. The building (other than the modern shop frontage) has render elevations to the ground and first floors, with an attractive fenestration pattern along the building's eastern side.
- 2.2. The host building is located at the northernmost point of a residential terrace of similar buildings along the western east side of Westcourt Road.

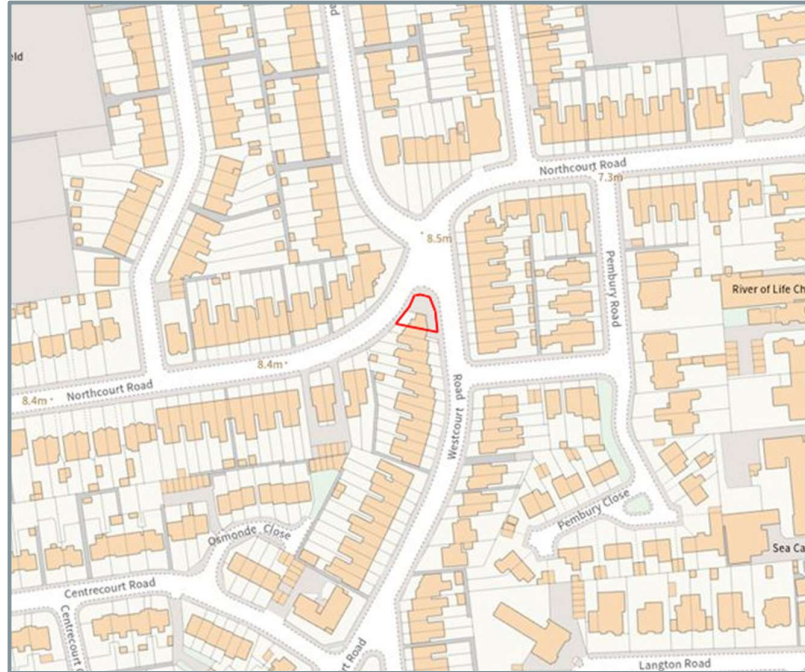


Above: Development side (edged in red)

- 2.3. The ground floor was last in use as a trophy shop/engravers but is now vacant in entirety.
- 2.4. Westcourt Road is within central Worthing, just to the north of the main railway station serving the town. There is a mix of residential, commercial and leisure uses on nearby streets including parades on South Farm Road, and Broadwater Road. The east side of Westcourt Road (where the site lies) is excluded from the defined town centre and is predominantly residential.



- 2.5. The Local Plan policies map (image overleaf) shows that the site is within the built-up area boundary, but outside of any other policy designations.



Above: Extract from the Policies Map. Approximate site boundary outlined in red.

- 2.6. The location of the site in a town centre is ideal for residential accommodation. The location is highly sustainable, and occupiers would benefit from the excellent sustainable transport connections.



3.0 PLANNING HISTORY

3.1 The following planning applications relating to 119 Westcourt Road are listed on Adur & Worthing Councils' online planning register.

Reference	Description	Outcome
94/05852/FUL	Replacement PVCu window frames and white aluminium front entrance door	Approved 18 th January 1995
NOTICE/0008/20	Application for permitted development for prior approval for partial change of use of ground floor shop to 1no. 1 bedroom residential unit (Use Class C3) and part retention of shop unit.	Approved 2 nd June 2020
AWDM/1561/20	Proposed single-storey rear extension to west elevation	Refused 10 th December 2020
AWDM/1498/24	Change of use from retail shop (class e) and flat (c3) to two self-contained residential units (use class c3) with associated external alterations including removal of the shopfront new fenestration and crossover.	Approved 23 rd March 2025

3.2 The most recent application (AWDM/1498/24) relates most closely to the development at hand, insofar as it provides a fallback position of residential conversion for the unit.

3.3 This development commenced in 2025, and the larger (southern) residential unit is now occupied. However, it is felt that the northern unit could be enhanced through ample alterations and extensions to form an improved residential unit.



4.0 PROPOSED DEVELOPMENT

- 4.1 Planning permission is sought for the change of use of the application site to form a one-bedroom, two-person home. The increased floorspace is delivered through a two-storey extension to the western side of the existing building.



Above: Image of Application Site

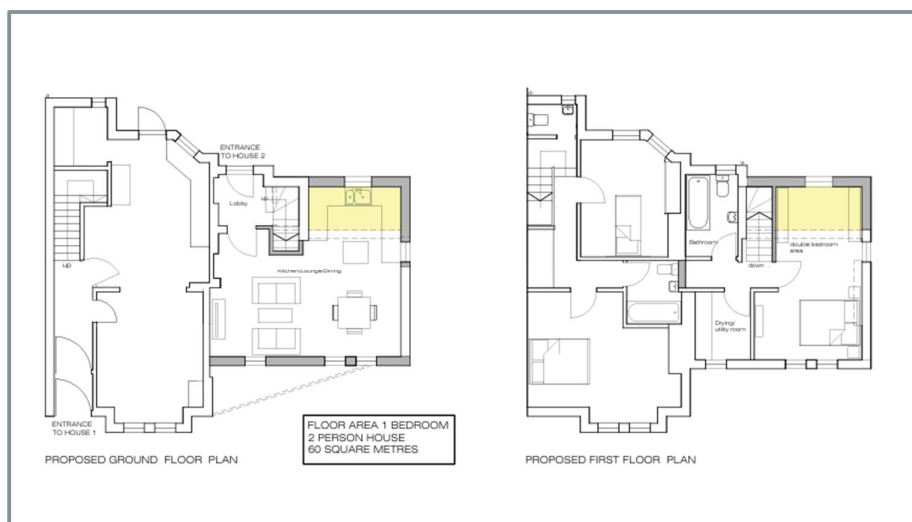
- 4.2 The proposed extension responds to the existing character and form of the host building, and its locality.
- 4.3 The application follows previous permission for the change of use of the shop from Use Class E, to a self-contained C3 unit. The proposal at hand, through the western extension allows the proposed unit to form a one-bedroom, two-person, two-storey house. This provides an additional 5sq.m. compared to that previously approved.
- 4.4 Full existing and proposed plans by DVD Building Design are submitted with this application.



5.0 DESIGN & ACCESS CONSIDERATIONS

Amount

- 5.1 The proposed development will create 1No. - bedroom dwelling, with a floor area of approximately 60sq.m. The proposal achieves a larger dwelling to previous permission AWDM/1498/24 through physical alterations to create an enlarged ground floor living space, and first floor bedroom.



Above: Proposed floor plans

Use

- 5.2 The proposed dwelling would fall within the C3 use class.

Layout

- 5.3 The new dwelling takes access from the western side of the building onto Northcourt Road. There is an open plan living space at ground level, with a bedroom, utility room and bathroom at first floor level.

Scale



- 5.4 The proposed extension measures 3m wide by 1.8m deep, with an eaves height to match the host dwelling. The maximum ridge height of the extension sits approximately 0.5m below that of the host building.

Appearance

- 5.5 The proposed development includes some modest changes to the appearance of the dwelling. The majority of these changes were deemed acceptable under the previous application.



Above: Proposed rear elevation

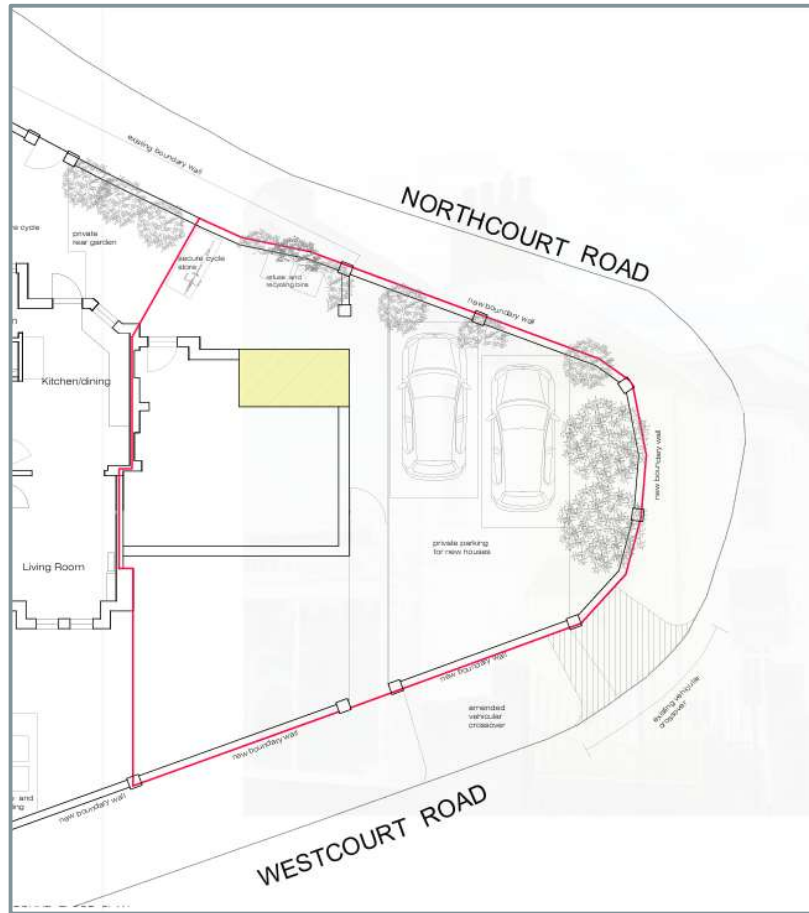
- 5.6 The proposed extension responds to the character of the host building, through matching materials, its modest scale and set back siting from the street scene. The proposed extension is well integrated with the host dwelling, as it projects from the existing western projection in this location.



Above: Photo of existing rear elevation with existing western project edged in green

Access

- 5.7 The proposed unit would be accessed from the have its own front door to the western side of the building. The first floor of the building would be accessed via a new staircase, from the lobby to the landing area. On-site vehicle parking is provided.



Above: Proposed Site Plan



6.0 RELEVANT PLANNING POLICIES

The adopted Local Development Plan is formed of the Worthing Local Plan 2023, and the National Planning Policy Framework (December 2024). Relevant policies and guidance are summarised below.

6.1 Worthing Local Plan 2023

DM1: Housing mix - applications for new housing are expected to consider local housing need and demand. The policy text states that two-bedroom dwellings form the greatest housing need (40-45%) versus one-bedroom flats (5-15%).

DM2: Density - Development proposals must make the most efficient use of land, which will usually mean developing at densities above those of the surrounding area. New dwellings are expected to meet, as a minimum, the Nationally Described Space Standards.

DM5: Quality of the built environment - requires development to, inter alia, respect, preserve and enhance heritage assets and settings.

DM15: Sustainable Transport and active travel - requires development to be in sustainable locations with good access to services and facilities.

6.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) (December 2024) sets out the Government's most up-to-date policies against which all Development Plans should be prepared, and planning applications/appeals assessed. It is a material consideration carrying substantial weight.

Paragraph 8 of the framework sets out the three overarching objectives, which are as follows:

- *'An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth,*



innovation and improved productivity; and by identifying and coordinating the provision of infrastructure

- A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and,

- An environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'

The same paragraph confirms that these objectives are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). The paragraph does not, however, state that net gains must be achieved across all three objectives for a proposal to constitute sustainable development.

The presumption in favour of sustainable development is set out at Paragraph 11, which the Government maintains is at the heart of the Framework. For decision-taking the presumption in favour of sustainable development means:

“c) Approving development proposals that accord with an up-to-date development plan without delay;

or d) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. The application of policies in this Framework that protects areas or assets of particular importance provides a clear reason for refusing the development proposed; or



ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

Footnote 8 on Page 6 of the NPPF (December 2024) confirms that where an LPA cannot demonstrate a five-year supply of deliverable housing sites, the housing supply policies will be considered ‘out-of-date’ for the purposes of applying Paragraph 11(d).

The Council cannot currently demonstrate a five-year supply of housing land. As a result, the titled balance under Paragraph 11 of the NPPF is engaged, and therefore planning permission should be granted unless the adverse impacts of doing so would ‘significantly and demonstrably’ outweigh the benefits. As demonstrated in this letter, there are no disadvantages that outweigh the benefit of new housing on the site.



7.0 PLANNING ASSESSMENT

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

- The Principle of Development
- Standard of accommodation
- Amenity adjacent occupants

Principle of Development

7.2 The Westcourt Road is outside of the defined town centre, so there is no policy basis on which to resist the loss of the vacant retail unit. New homes at higher densities are directed to locations in and around the town centre, and areas close to public transport interchanges by Core Strategy Policy 8 and Local Plan Policy DM2.

7.3 The principle of development was confirmed by the Case Officer within AWDM/1498/24. The Officers Report confirms that the site is outside of any established shopping area, and there is no policy to resist the loss of retail floorspace in this location.

7.4 Policy DM5 relates to the creation of high-quality design and places. This looks to ensure that developments respond to the local context and character through good design and use of materials.

7.5 Reference was made within the previous applications Officer Report to the possibility of an extension to enhance the floorspace of the unit. Rather than replacement of the front shopfront projection, the design process revealed that additional floorspace can be better accommodation to the rear of the building.

7.6 The proposed extension responds to the character of the host building and its locality through matching materials and modest scale. At first and ground floor windows are inserted into the elevation to 'break-up' the façade. These windows are of a similar scale and siting to those featured on the adjacent dwelling, and other dwellings along the road.



- 7.7 Compliance with the specifics of these policies is assured, as will be assessed later within this statement. However, as considered above, the principle of the creation of the residential unit are acceptable in principle.

Standard of accommodation

- 7.8 Future occupiers will benefit from a high standard of residential amenity. The proposed development will form a one-bedroom, two-storey, two-person C3 home, with parking, a private amenity area and cycle parking/bin stores. The proposal aligns with the Nationally Described Space Standards for the form of development.
- 7.9 The proposal creates good quality residential accommodation in a highly sustainable location. The site is in a good location for residential accommodation, given the presence of significant local amenities.

Amenity adjacent occupants

- 7.10 The neighbouring buildings are all within residential use, or a retail use, and therefore the provision of a residential dwelling will not result in any undue disturbance or intensification of the use of the site. This is especially apparent due to the town centre location of the site.
- 7.11 As a result of the modest scale and siting of the proposed extension, the proposal does not result in any harmful overshadowing or overbearing impact upon nearby occupiers. The proposed development will result in no additional views which are not present from the building currently.
- 7.12 Therefore, occupiers of the development will benefit from a high level of amenities, as set out within DM1 of the Local Plan. It is clear future residents will benefit from a high standard of amenity and the proposal is in compliance with Policy DM1.



8.0 CONCLUSIONS

- 8.1 The application is submitted on behalf of Isso Investments Ltd in support of the application for planning permission for the change of use of existing Use Class E shop to form 1No C3 dwelling.
- 8.2 The proposal responds to the character of the host building and its locality through high-quality materials and sympathetic form. The proposed extension is sympathetic to the form and scale of the host building, and forms a well integrated addition to the western façade.
- 8.3 The development will provide high-quality accommodation for prospective occupiers, whilst also protecting the amenity of surrounding residents.
- 8.4 The proposed development is therefore considered acceptable in principle, and satisfies all material planning considerations as set out in this statement. In the light of this, the Council are requested to grant planning permission without undue delay.

Lewis and Co Planning
January 2026