



LEWIS & CO

PLANNING STATEMENT

30 LYNDHURST ROAD and 40 SELDEN ROAD,
WORTHING

ON BEHALF OF SUSSEX URBAN QUARTERS



Client: SUSSEX URBAN QUARTERS LTD

Site Location: 30 LYNDHURST ROAD and 40 SELDEN ROAD, WORTHING

Job History:

| Version | Date | Author | Checked | Notes |
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1.0 INTRODUCTION AND SUMMARY

1.1 This Statement has been prepared on behalf of Sussex Urban Quarters Ltd (the applicant) in support of an application for full planning permission at 30 Lyndhurst Road and 40 Selden Road, Worthing.

1.2 The proposed works primarily affect the first floor residential flat (postal address 30A Lyndhurst Road).

1.3 Planning permission is sought for a *first-floor rear extension alongside a change of use of first-floor flat from Use Class C3 to Use Class C4 and other alterations.*

1.4 The existing residential flat could change use to Use Class C4 under permitted development rights and therefore this provides a realistic fallback position.

1.5 This statement should be read in conjunction with the accompanying application documents and drawings prepared by BPM Architectural Services:

- Application forms
- Existing Floor Plans, Elevations, Section A-A and Site Location Plan (Drawing Number 3097.01)
- Proposed Floor Plans, Elevations, Section A-A and Block Plan (Drawing Number 3097.03)
- Daylight, Sunlight & Overshadowing Assessment by Hawkins Environmental

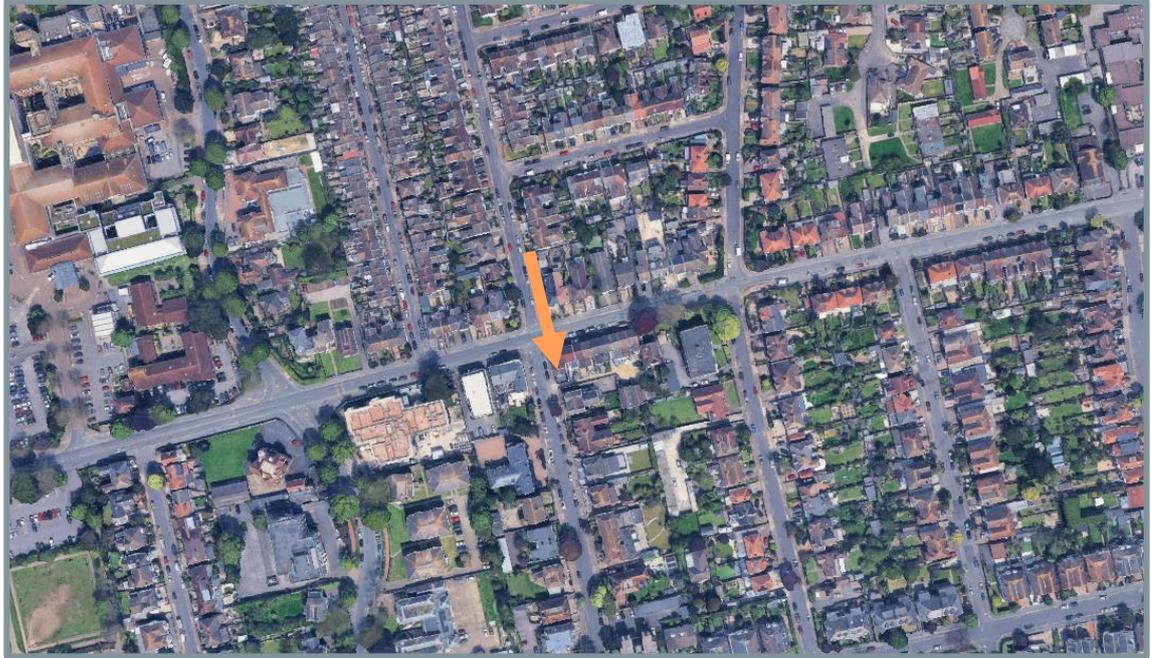
1.6 This Statement will demonstrate that planning permission should be granted for the proposed works. It provides an analysis of:

- The site and surrounding context
- Relevant planning history
- The proposed development
- Relevant planning policies; and
- A planning assessment setting out compliance with relevant planning policies in relation to the principle of development and all other material considerations



2.0 APPLICATION SITE & SURROUNDING AREA

- 2.1. The application site is located on the corner of Lyndhurst Road and Selden Road in central Worthing.



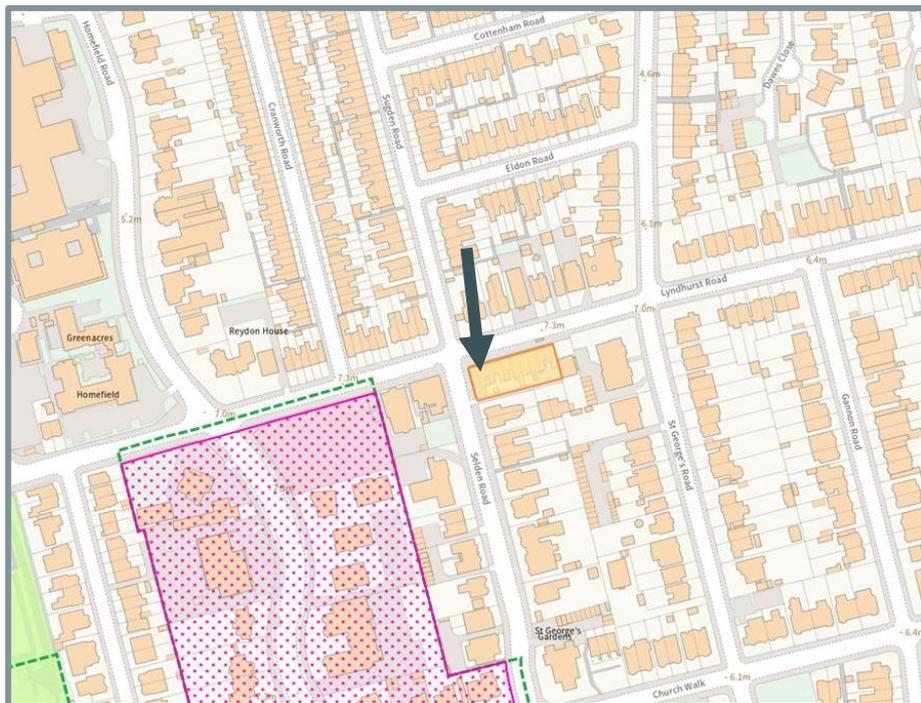
Site and surrounding context

- 2.2. The building consists of two ground floor Use Class E commercial units with a Use Class C3 residential flat at first floor.
- 2.3. At first floor level, the existing flat consists of three bedrooms, living room with a connected kitchen, bathroom, and a rear terrace. The first floor flat is accessed via a separate external staircase at the rear of the property.



Application Site and surrounding context

2.4. Prior approval is being sought separately for a partial change of use of the ground floor commercial units.



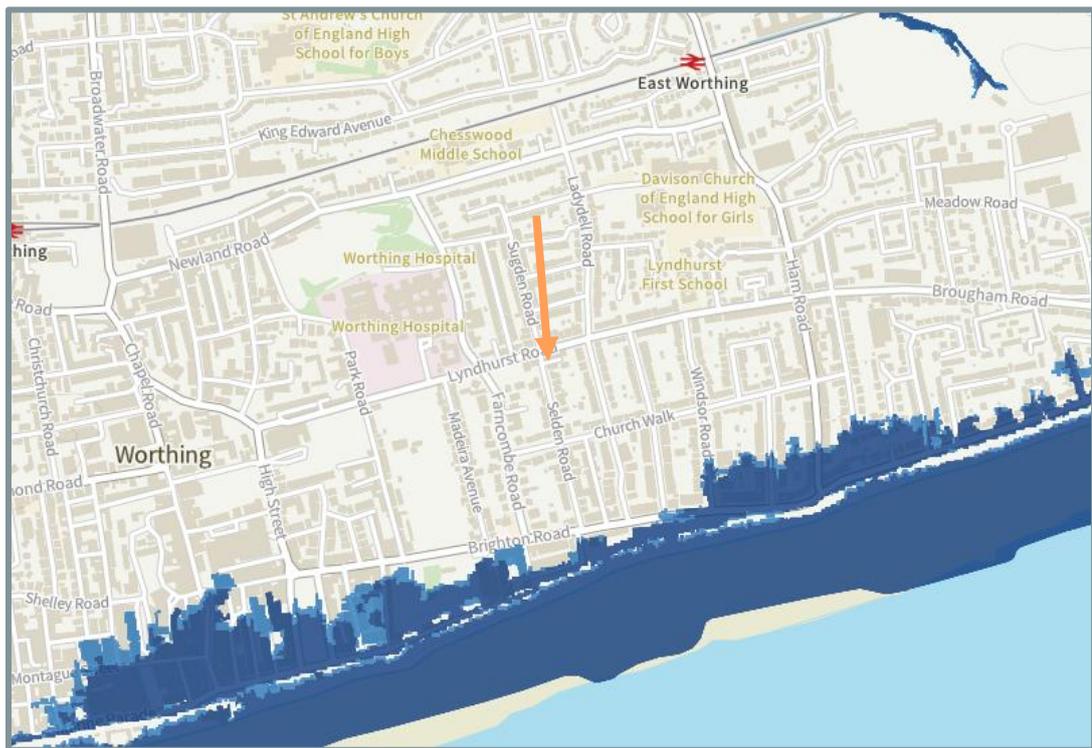
Local Plan Policy Map extract

2.5. The site lies to the east of Worthing town centre policy area and within close walking distance of a number of other local facilities including the seafront,



Splashpoint Leisure Centre, Beach House Park and Homefield Park and Worthing Hospital.

- 2.6. At ground floor level the Lyndhurst Road commercial unit forms part of the Lyndhurst Road Small Scale Local Centre.
- 2.7. The site is not located within a Conservation Area and is not listed. The nearest listed building is approximately 280m to the south at 1-3 Selden Lane.



Flood Map for Planning extract

- 2.8. The site is located within Flood Zone 1 (lowest risk of fluvial flooding) and at low risk of surface water flooding.
- 2.9. There are no Article 4 directions controlling changes of use in this area.



3.0 PLANNING HISTORY

- 3.1 The application site has been only a limited number of historic applications according to the Council's online planning register.
- 3.2 Planning permission was granted in January 2011 for replacement metal railings to the rear entrance staircase and first floor roof terrace under application reference 10/1038/FULL.
- 3.3 Prior approval under Class MA permitted development rights has been sought for the partial change of use of the ground floor Use Class E commercial space to create a 2-bedroom flat (Use Class C3).
- 3.4 The application proposals were subject to pre-application advice (PREAPP/0110/25) for a rear extension that included additional extensions at second floor/roof level to provide a pitched roof over. The submitted Daylight, Sunlight and Overshadowing Assessment reflects this larger proposal and therefore overestimates the potential impact of the development (but nevertheless finds that the proposed development would have a negligible impact).



4.0 PROPOSED DEVELOPMENT

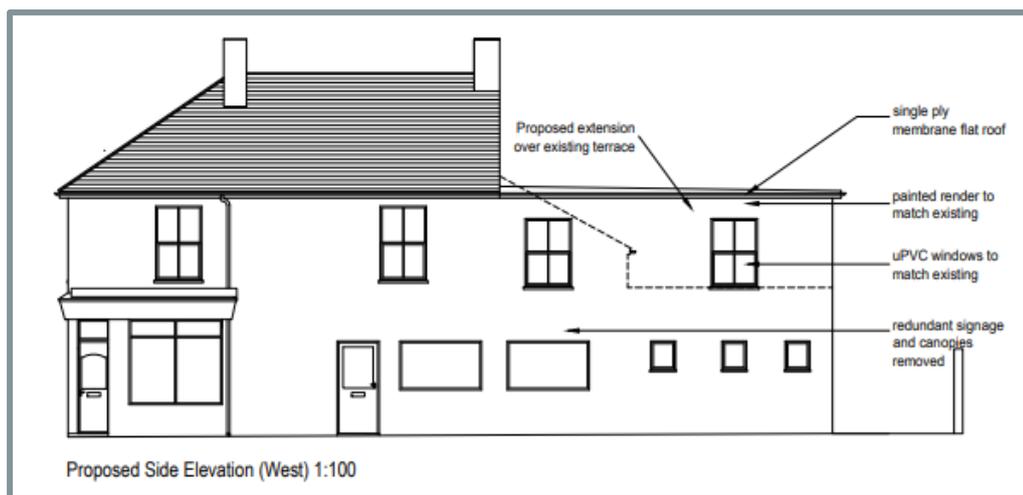
4.1 As described above, the development proposal is for a *first-floor rear extension alongside a change of use of first-floor flat from Use Class C3 to Use Class C4 and other alterations.*

4.2 These works and alterations consist of:

- Rear extension at first floor level over the existing ground floor
- Change of use of the existing first floor residential unit to Use Class C4 (small house in multiple occupation)
- Ground floor alterations to remove existing window canopies and fascia sign on Selden Road frontage
- Enlargement of existing ground floor rear window
- Creation of a new shared bicycle and bin store at ground floor level

4.3 The rear extension over the existing ground floor accommodation will create three additional bedrooms and will replace an existing external terrace.

4.4 The first-floor extension would feature a flat roof and would allow the removal of an existing single pitch roof – which will rationalise the existing mix of roof types and provide a more conventional roofscape.

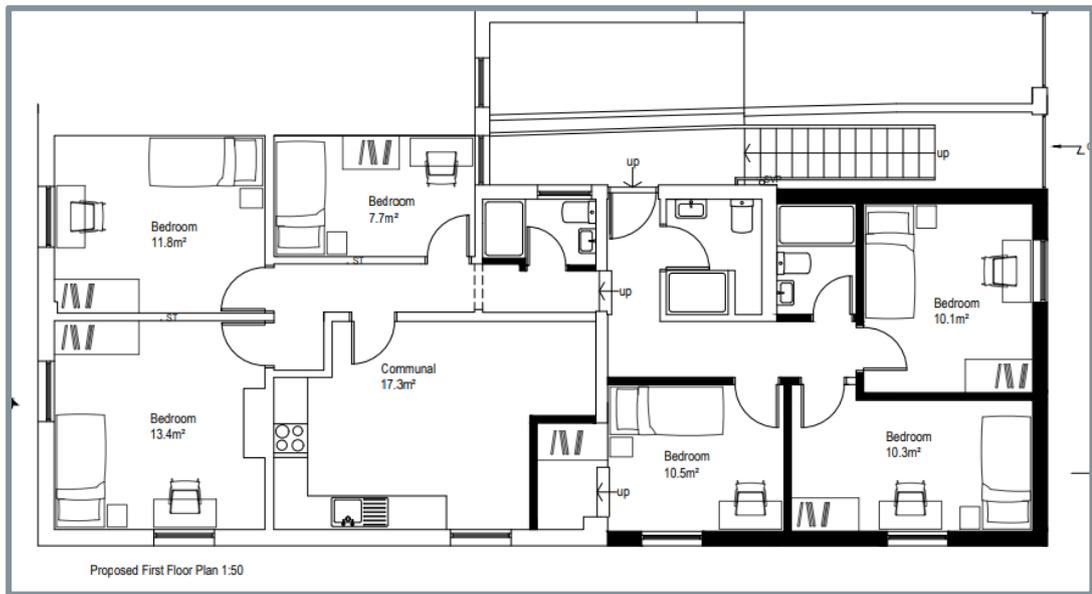


Proposed Side Elevation

4.5 uPVC sash windows are proposed to match existing first floor windows.



- 4.6 Works are proposed at ground floor level to remove an existing fascia sign and window canopies from the commercial unit at 40 Selden Road. Prior approval is being sought separately for the change of use of this unit to residential.
- 4.7 An existing high level ground floor window within the rear elevation is proposed to be replaced/altered to provide a more conventional, full height window.



Proposed First Floor Plan

- 4.8 The works will create a six-person Use Class C4 small house in multiple occupation. All new bedrooms are well-sized single occupancy rooms (10.1m² to 10.5m²). Residents will share a 17.3m² communal living space as well as three shared shower rooms.



5.0 RELEVANT PLANNING POLICIES

5.1 The following policies of the Worthing Local Plan 2023 are relevant to this application.

5.2 Policy DM1: Housing Mix supports the principle of converting existing properties to HMO uses and states:

“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.”*

5.3 Policy DM2 (Density) places an expectation on new dwelling proposals to meet the Nationally Described Space Standards for internal floorspace.

5.4 Policy DM5 (Quality of the Built Environment) sets out the Council’s strategic approach to design quality.

5.5 Policy DM13 (Retail and Town Centre Uses) seeks to support the vitality and viability of a range of retail locations throughout the town, including maintaining active retail frontages within Small Scale Local Centres. Lyndhurst Road is identified as one of the town’s Small Scale Local Centres.

5.6 Policy DM15 (Sustainable Transport and Travel) promotes developments that prioritise active travel and reduce the proportion of journeys made by private



car. The policy seeks to achieve this by directing development to sustainable locations with good access to schools, shops, jobs and other key services.



6.0 PLANNING ASSESSMENT

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

- The Principle of Development
- Design and Visual Impact
- Standard of Accommodation
- Impact on Neighbouring Amenity
- Heritage
- Transport and Active Travel
- Flood Risk and Drainage
- Sustainability

6.2 These considerations are dealt with in turn below.

Principle of Development

6.3 The existing site features a three-bedroom Use Class C3 flat. Under Schedule 2, Part 3, Class L permitted development rights, this existing residential unit could be converted to a Use Class C4 house in multiple occupation without the need for express planning permission.

6.4 This provides a realistic fallback that would be pursued if planning permission is not granted for the proposed development. As a realistic fallback position, this also forms a material consideration in the determination of this planning application.

6.5 The site is within walking distance of Worthing town centre as well as a wide range of local services and facilities. Policy DM13 and the Council's policy maps identify the site as falling within the Lyndhurst Road Local Centre boundary. The site therefore forms a highly sustainable location for additional residential accommodation and the extension of the existing first floor residential unit would enable this.



- 6.6 The principle of introducing new HMO uses is supported by Policy DM1 of the adopted Local Plan (2023). The Local Plan recognises that shared accommodation forms an important part of local housing needs and conversions of existing homes to houses in multiple occupation (HMO) can provide high quality affordable accommodation.
- 6.7 Policy DM1 emphasises the need for new HMO accommodation to offer a high standard of accommodation for future residents and to protect the amenity of adjoining dwellings. These considerations are addressed in detail under relevant sub-sections below.
- 6.8 HMOs are recognised in local planning policy as an important part of local housing stock providing entry-level accommodation, particularly for those who can't access other forms of housing or wish to live in a social/communal setting.
- 6.9 Paragraph 61 of the National Planning Policy Framework (NPPF) also supports the delivery of housing for groups with specific housing requirements. Paragraph 63 clarifies that this improves those who need shared/rental housing.
- 6.10 There are currently high levels of demand for HMO accommodation due to affordability factors, as well as other lifestyle factors. Shared accommodation also provides suitable accommodation for individuals who are new to the area or temporary residents due to work and study commitments. Shared accommodation is therefore an important source of residential housing and a necessary part of the housing market, meeting needs that cannot be addressed by other forms of housing.
- 6.11 The proposals will make more efficient use of the existing building. This aligns with the objectives of Policy DM2 (Density) of the Local Plan and paragraph 129 of the NPPF.
- 6.12 The mix of residential and commercial uses is already established and appropriate for the area.



6.13 On this basis, the proposed development is acceptable in principle and supported by local and national planning policies. Other material considerations are addressed in detail below.

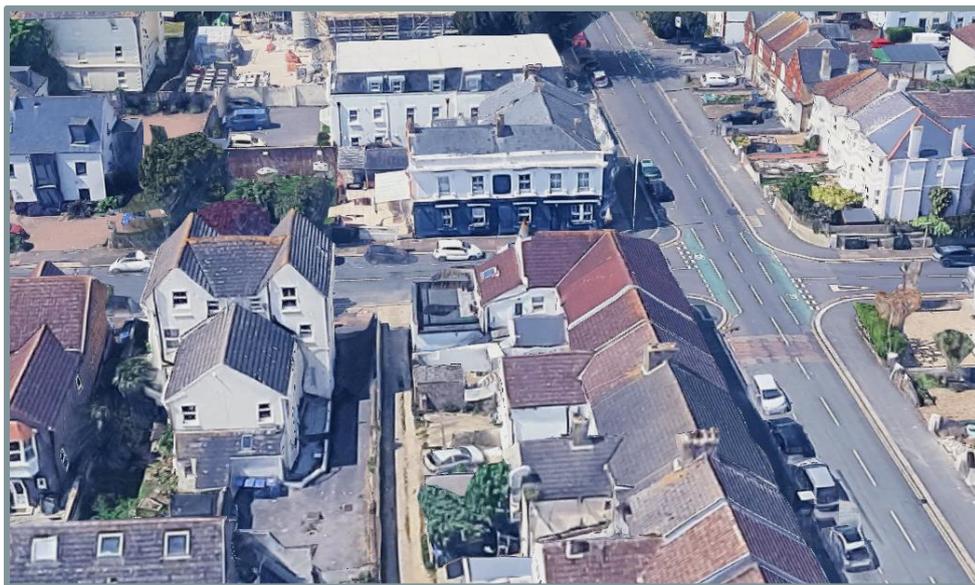
Design and Visual Impact

6.14 The proposed development is sympathetic to the character and massing of the existing building and provides an appropriate addition that will maintain the existing character and appearance of the building.

6.15 Due to the unconventional building form when viewed from Selden Road, the extension is proposed to be flush to the existing building line to avoid any awkward junctions.

6.16 Although the rear extension will feature a flat roof, in contrast to the existing pitched roof at the front of the site, the proposals will maintain a consistent eaves line to marry these two sections of the building together.

6.17 The first-floor extension will match and mirror the building opposite on the western side of Selden Road (The Alexandra). Both buildings are situated on corner plots and are the same depth.



Application Site and The Alexandra opposite



- 6.18 The result is a sympathetic extension over the existing ground floor accommodation that will blend in seamlessly with the existing streetscene and reflect the existing built form.
- 6.19 The works at roof level will remove an existing south-facing single pitch roof and replace this with a consistent flat roof ridgeline. As a result, the existing complicated and unconventional roofscape at the rear of the property will be rationalised and simplified.
- 6.20 The other external works are minor alterations to the building's existing windows to provide a more conventional appearance and traditional proportions.
- 6.21 All materials, including proposed windows, are to match the appearance of the building.
- 6.22 The physical works required have therefore been sensitively considered and respond to the site's context. The result is a comprehensive redevelopment that will provide a net visual improvement to the building removes existing features that detract from the overall visual quality of the building.
- 6.23 The visual impact of the works is therefore positive. The window designs and materials will ensure that the proposals are sympathetic to the existing character and appearance of the application building and surrounding area.

Standard of Accommodation

- 6.24 The proposed Use Class C4 residential unit is arranged as six-bedroom HMO with all bedrooms being let as single occupancy rooms.
- 6.25 The proposal has been designed to offer a good standard of accommodation for residents by providing a high quality communal areas alongside well-sized bedrooms and convenient facilities that meet relevant standards for HMOs.
- 6.26 All bedrooms meet national standards for single occupancy rooms (7.5m²) and offer functional layouts. Indicative furniture layouts are shown on the submitted drawings and demonstrate that these rooms can accommodate the furniture



required by residents for comfortable residential living. These layouts include the provision of private homeworking/study space within residents' bedrooms.

- 6.27 The communal areas have been designed to allow residents to cook, dine and socialise together or independently. These open plan spaces will meet all day-to-day needs of future residents and exceed licensing requirements for a six-bedroom HMO.
- 6.28 All habitable rooms within the proposed residential unit have adequate provision of natural light and would provide a good standard of accommodation.
- 6.29 The smallest bedroom is an existing bedroom, but it has nevertheless been demonstrated that this more restricted bedroom can still provide a suitably sized bedroom space for a future resident. Although featuring a more constrained window, the window is south-facing and will still benefit from good natural sunlight and daylighting.
- 6.30 The residential unit is triple aspect offering benefits in terms of daylight/sunlight and cross-ventilation.
- 6.31 Appropriate provision of cycle parking and refuse and recycling storage facilities has been identified at the rear of the site through the creation of an internal store.
- 6.32 Nationally described technical housing standards do not align with HMO uses consisting of single occupancy bedrooms only, however all other relevant technical requirements within the guidance have been met. The proposals therefore comply with Policy DM2 (Density) of the Local Plan, insofar as these relate to the development proposed.

Neighbouring Amenity

- 6.33 All works proposed remain within the existing footprint of the building, with the first-floor rear extension only extending over a single storey ground floor section of the existing building.



- 6.34 The proposals will only alter the external envelope of the building at first floor level.
- 6.35 The main physical alteration to the building is the first-floor rear extension. The closest building at 38 Selden Road, which features a blank façade adjacent to the application site. As a result, there are no new privacy or overlooking issues created by the extension of the built form of the application building.
- 6.36 The application site is also located to the north of this neighbour and the additional bulk and massing will not have a material impact on daylight or sunlight to 38 Selden Road.
- 6.37 The proposed development has been reduced to exclude second floor roof extensions since pre-application stage, however the prepared Daylight, Sunlight and Overshadowing Assessment for a larger extension nevertheless demonstrated that there would be a negligible impact on neighbouring dwellings.
- 6.38 All proposed windows, including rooflights, will overlook public spaces.
- 6.39 The proposed uses reflect the mix of surrounding uses, as well as the existing uses within the site and are appropriate to the site and its location. The additional residential accommodation is physically separated from neighbouring buildings.
- 6.40 No unacceptable overlooking of neighbours or overbearing impact would arise through the development. The proposals would remove a first-floor roof terrace that is likely to have a greater impact on neighbouring amenity than the proposed development and therefore the proposals may provide an improvement in neighbouring amenity terms.
- 6.41 The existing residential units could change use to Use Class C4 (house in multiple occupation) uses once complete under existing permitted development rights. Residential dwellings can change between Use Class C3 and Use Class C4 under Schedule 2, Part 3, Class L without the need for express planning permission. As such, no material adverse impacts relating to neighbouring amenity would arise as a consequence of the change of use element.



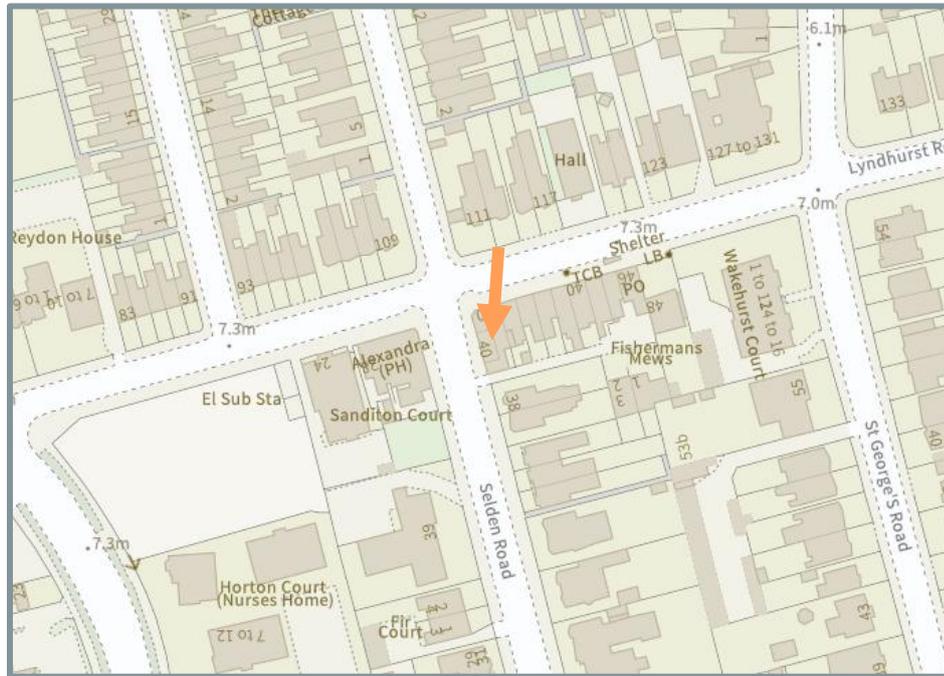
Transport and Active Travel

- 6.42 The site is sustainably located within easy walking distance of the various shops and services available within the Lyndhurst Road local centre and Worthing town centre.
- 6.43 Policy DM15 (Sustainable Transport and Active Travel) of the Worthing Local Plan aims to re-balance travel choices by promoting developments that prioritise active travel and non-car modes of transport.
- 6.44 The application site's sustainable location will ensure that residents can easily access the majority of services on foot and minimises the number of journeys made by private vehicle to and from the site. The site is located close to a range of employment opportunities.
- 6.45 Additionally, the development proposals incorporate a dedicated area for cycle parking and will actively encourage active modes of travel by reducing barriers to cycle ownership for residents of the first floor residential unit.
- 6.46 The effect of these locational factors will significantly reduce the number of private vehicle trips to and from the site, compared to delivering these uses in a less sustainable location. The proposals therefore directly support the aims of Policy DM15 and will provide material benefits as a result and future residents would not be dependent on private vehicle use for any trips as a result.
- 6.47 Site access will remain unchanged from the existing situation, ensuring safe access into the site is maintained.
- 6.48 For the reasons set out above, the proposed use is unlikely to have a material impact on local transport or highways network. The existing access arrangements would be maintained and there would be no material changes to site access or safety.



Flood Risk and Drainage

6.49 The site is in flood zone 1 (lowest area of flood risk), as confirmed by the Environment Agency flood map for planning extract below.



Flood Map for Planning extract

6.50 The change of use of the first-floor residential accommodation will not result in any change in the flood risk 'vulnerability' of the residential unit (as both uses are defined as a more vulnerable use within the NPPF).

6.51 No part of the site is affected by surface water floor risk either. The Flood Map for Planning shows that even in a modelled 1-in-1000 year flood event, the site and its surroundings would not be at risk of surface water flooding. Residents will therefore be able to safely access and egress the building.



Flood Map for Planning - 1-in-1000 year surface water extract

- 6.52 The Government's long term flood risk service also shows that groundwater flooding and reservoir flooding are unlikely in this area.
- 6.53 On this basis the site is not in an area of major flood risk and the development proposed will not increase flood risk either on site or elsewhere. The site is not large enough (or in a specific area of flood risk) and therefore a site-specific Flood Risk Assessment is not requirement. The requirements of Policy DM20 (Flood Risk and Sustainable Drainage) are therefore met.

Other considerations

- 5.8 The works proposed affect first floor accommodation only and do not impact any external areas of habitat. Therefore, statutory biodiversity net gain (BNG) does not apply in this instance and the development is considered 'de minimis' for BNG.



7.0 CONCLUSIONS

- 7.1 The proposed development is a *first-floor rear extension alongside a change of use of first-floor flat from Use Class C3 to Use Class C4 and other alterations* at 30 Lyndhurst Road and 40 Selden Road.
- 7.2 The development proposals would meet all relevant policies and guidance by providing a high-quality standard of accommodation for residents. The delivery of shared accommodation within this location is acceptable in policy terms and will deliver a more efficient use of the site at a time of high residential housing demand and a need for affordable forms of accommodation.
- 7.3 The proposed first floor extension is appropriate in scale and character to the existing building, in addition to mirroring the scale, bulk and massing of the building opposite on Selden Road.
- 7.4 Overall, the proposals fully address relevant requirements of the Worthing Local Plan (2023) and the National Planning Policy Framework. They will conserve and enhance the historic environment while delivering additional residential accommodation within a sustainable town centre location.
- 7.5 In light of the above Worthing Borough Council is respectfully requested to grant planning permission for the proposed development.

Lewis and Co Planning
December 2025