



Design and Access Statement

25 – 31 Selden Road, Worthing,

Proposal

Proposed upward extension to existing two storey residential property to include 2 No. new 2 Bedroom, 3 person apartments.

The Existing Site

This is a site which sits just to the east of the Farncombe Road conservation area. The property consists of 4 existing 3 Bedroom, 4 person apartments. Two are at ground floor level with access to a small garden each and two are at first floor level. The roof at present is a flat roof and the presence and height of the chimneys which protrude from the flat roof look incongruous to the buildings which surround it. It almost suggests that there was once a pitched roof on this building. The building sits with its main facades facing east and west.

The site sits within Selden Road which is a wide road consisting of houses and flats with a wide variety of architectural styles and age. No one architectural style is prominent.

The site backs onto Horton Court which is owned by University Hospital Sussex. The property is 46 metres away from the rear of 25 to 31 Seldon Road. There are garages to the rear of the site which are being retained and there are several mature trees along the boundary with the rear of Horton Court and one large tree on Selden Road.

The site is relatively flat, there is existing bin provision on the site but it's not covered and there is no cycle storage.

Design Concept

The Design is for an upward extension which comprises two, two bedroom; 3 person apartments. The apartments comply with space standards at 64m² GIA. The extension sits within the pitched roof space with the addition of pitched gables to the front and rear like the properties at 26 & 28 Selden road but with the addition of a gable to the north and south façade too. There are also two small dormers to the West façade. The west facade windows do face the rear of Farncombe road but the nearest building is over 46 metres away with a screen of tall trees in between. The small proposed windows which face north and south will have obscured glass.

The proposal has similar materials to the surrounding properties. It will have a clay tiled roof as per most of the surrounding properties. The new windows will be white sash windows to match the existing; red brick soldier courses to the window heads as per existing building and smooth rendered walls to match the existing render banding. The existing building render will require repainting to look consistent and tie in with the extension.

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The property already has adequate off street garage spaces to the rear of the site.

The proposal is similar in size and proportion to 26 and 28 Selden road with the front gables added at second floor level. As most of the houses on Selden road have a pitched roof, with the exception of numbers 11 to 15, the pitched roof addition won't look out of character in the area.

Proposed Accommodation

The apartments will have combined living/kitchen/diners; one double bedroom; one single bedroom and a bathroom.

At first floor level, the existing kitchen areas have been altered to make way for the new staircase leading up to the new second floor.

Planning Policies

In making this application we have paid due regard to the following policies:

Worthing Local Plan 2023

Worthing Core Strategy (WBC 2011): Policies 7, 8, 9, 15, 16, 19

National Planning Policy Framework (HCLG 2021)

National Planning Practice Guidance

Technical housing standards – nationally described space standard

SPD – Guide to Residential Development

West Sussex County Council Guidance for parking in new residential developments

Planning Response

New housing provision in this location

It is well established by local and national planning policies that new homes are needed to meet housing need. Policy 7/88 of the Worthing Core Strategy seeks to deliver a wide choice of high-quality homes to address the needs of the community with higher density housing in and around the town centre.

National planning policy contained in the NPPF post-dates the adoption of the Core Strategy. Paragraph 10/11 identifies at the heart of the NPPF a presumption in favour of sustainable development. For decision making this means making plans which positively seek opportunities for objectively assessed housing needs, approving development proposals that accords with an up-to-date development plan without delay. Where there are no relevant policies or the policies which are most important for determining the application are out-of-date, granting permission unless policies within the framework that protect areas or assets of particular importance provides a clear reason for refusing the proposal or "any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework as a whole".

Within this context the proposed dwellings would contribute to meeting local housing need.

Dwelling Size

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The proposed dwellings are 2 bed, 3 person dwellings. These homes may provide homes for couples or small families.

Impacts on Neighbours

There will be some overshadowing of the properties to the north and south because there is a new gable facing each side. There won't be any direct overlooking because the proposed windows on each gable will have obscure glass. The overlooking aspect to the south would be directly onto the roof of number 23. To the north, the gable only overlooks half of the side elevation to Fir Court because Fir Court sits further back from the street compared to number 25 to 31 Selden Road. The affected windows of Fir Court would be the kitchen and WC at first floor level which have obscure glazing. As there is a reasonable gap between the proposed development and the properties to the north and south, the higher roof won't overshadow the west facing gardens to the rear of the number 23 and Fir Court.

Sustainability

The property will be built to the latest standards for new house building which means that the existing walls will be thermally improved, the new roof will have high levels of insulation, and any new windows will have a low U value. As the old, cold and leaking flat roof is being replaced with a highly insulated pitched roof, it will make the apartments at first and ground floor level much warmer too. The proposal makes good use of a flat roof with a short life span in a sustainable location.

Landscape, Ecology and Drainage

The two new apartments will connect to the existing foul and rainwater drainage system.

Refuse Storage

The proposal has enclosed refuse and recycling storage. There is already a refuse and recycling area on the site, and we are adding to this provision by making the current provision a more designated covered refuse area with the addition of a new area near the main entrance too. Please see proposed and existing site plans for details.

Parking

The property has car parking garages to the rear of the site as existing. A new secure cycle storage area has been provided to the rear of the site.

Conclusions

We believe that we have addressed all previous refusal reasons for development of this site. The proposed dwelling will create a much-needed dwelling which complies with the national described space standards and will be comfortable and adaptable to the needs of future inhabitants.

Stickland Wright

1st October 2025

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