

Development Management – Delegated Officer Report

Application Number: AWDM/0331/26

Recommendation: – APPROVE

Site: 32A Lansdowne Road Worthing West Sussex

Proposal: Proposed subdivision the existing dwelling plot (32A) to create a separate dwellinghouse.

Date of Site Visit: 29.04.2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application relates to a detached 2-storey, mid-C20 house (No.32A) located on the north side of Lansdowne Road. It occupies a wide, but relatively shallow plot, formerly part of the rear garden of the neighbouring 32 Lansdowne Road, an attractive, early/mid C20, detached 'Tudorbethan' style house.

No.32A has been enlarged on its east side initially by a ground-floor addition, and latterly by a first-floor extension above, to provide a residential annexe ancillary to the main dwelling.

The annexe has a separate porch entrance on the east side, and 2 floors of accommodation with its own internal staircase. A single internal door (at first floor) links the accommodation to the host dwelling.

A condition of the planning permissions granted in 1988 and 2013 (see below) require that the annexe accommodation be occupied solely in conjunction with the host dwelling and not as a separate dwelling house.

32A is not listed or locally listed or within a conservation area. There are no TPO trees on the site.

No.32 adjoins the site to the east, converted into 3 no flats.

To the west the site is adjoined by Kenilworth House, a 2-storey purpose-built flat building. The long, treed, rear garden of 57 Grand Avenue adjoins to the North.

Proposal

Permission is sought to sub-divide the dwelling and its plot, with the existing annexe becoming a separate dwelling independent of 32A.

There would be no external changes to the dwelling. The existing internal door would be blocked up. The proposed new dwelling would be accessed from an existing

pedestrian gate in the front boundary onto Lansdowne Road. Fencing would be erected to subdivide the existing the front and rear gardens.

There would be no vehicle access or off-street parking to serve the new dwelling.

Relevant Planning History:

AWDM/1154/13 - Proposed first floor extension to east side elevation above existing ground floor projection. New porch to east elevation.

STATUS: Application Permitted 13th November 2013.

WB/0280/88 – Extension to dwelling house to provide accommodation for disabled relative & enlargement of garage.

STATUS: Application Permitted 29th March 1988.

Consultations

WSCC: The Local Highway Authority has raised no objection commenting: -

“This application is for the proposed subdivision the existing dwelling plot (32A) to create a separate dwellinghouse. The site is located on Lansdowne Road, an unclassified road subject to a speed restriction of 30 mph.

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

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.”

Southern Water: No objection.

WSP In The UK: No objection.

Adur & Worthing Councils:

Environmental Protection: No adverse comments.

Environmental Health Private Sector Housing: No comments received.

Representations:

2 representations have been received in support of the application.

Relevant Planning Policies:

Worthing Local Plan: SP1, SP3, SS1, DM1, DM2, DM5, DM15, DM16, DM17, DM18, DM20, DM22

Planning Assessment

Principle

The Worthing Local Plan was adopted on 28th March 2023 (base date of Plan 2020). Policy SS1 sets out the Housing supply over the period 2020-2036 and gives a total figure of 3672 (an annual target of 230 dwellings per annum).

Paragraph 78 of the NPPF (2024) requires that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should, in addition, include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or
- c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of the Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.

The most recent 5 Year Housing Land Supply position for Worthing (as at 01/04/2024) demonstrates 6.3 years supply of deliverable housing sites.

The most recent HDT (published December 2024) shows that Worthing scored 107% and currently faces no consequences from the HDT.

Having a +5YRHLS position and having passed the HDT with no consequences means that for Worthing, Paragraph 11 c) of the NPPF applies which states: 'For decision-taking this means: c) approving development proposals that accord with an up-to-date development plan without delay '.

There is no objection in principle to the sub-division of the existing dwelling and its plot to provide a pair of semi-detached houses resulting in a net increase of 1no. dwelling. The key considerations are the effects on visual amenity and local character, the amenities of existing and future occupiers, access and highway safety matters, biodiversity and sustainability.

Visual Amenity

There would be no change to the external appearance of the existing dwelling. The main physical change would be the introduction of fencing to sub-divide the garden areas. Depending on its height, only the front garden boundary would be visible in public view, mostly screened by the taller than average wall that currently encloses the frontage.

Residential Amenity – Future Occupiers

The only change to the internal layout would be the blocking up of an existing door connecting the first floor of the existing annexe to No.32A. On the ground-floor the proposed new dwelling would consist of a porch/lobby, living room, kitchen/diner with stairs leading up to a landing with 2 rooms leading off a hallway (one with en-suite) plus a separate bathroom. One of the rooms is labelled 'office' but has a floor area in excess of a double bedroom. The new dwelling would have a GIA of 128.8sqm which considerably exceeds the Government's minimum internal floor space standard of 79sqm for a 2-bedroom, 4-person dwelling over 2 floors.

There is an existing patio to the east side which would provide the new dwelling with approximately 65sqm of external amenity space, which is considered satisfactory.

The existing host dwelling consists of porch/lobby, living room, dining room, kitchen, WC, office and integral garage on the ground-floor with 4 bedrooms and a bathroom on the first floor. It has only a shallow rear garden less than 4m deep and 49sqm in area. This is significantly below the external amenity space area of 100sqm that would be expected for a 4-bedroom semi-detached house. The shallow rear garden oriented to the north of the house is significantly overshadowed and enclosed along its northern edge by tall trees growing in the long rear garden of 57 Grand Avenue. A walled, soft-planted garden created in front (south) of the house is a more attractive external space where the taller than average front boundary wall provides it with a greater degree of privacy than a typical front garden. This front garden area would be split between the 2 houses, with approximately 40sqm retained by the host dwelling providing it with an adequate, if not ideal, small private garden.

Residential Amenity – Neighbours

Although there is no increase in the overall amount of internal floor area, the sub-division of the dwelling into separate dwelling units would likely result in a more intensive use. That said, there would be no adverse impacts for the amenities of neighbouring occupiers.

Highway Safety

The host dwelling would retain the existing garage and driveway.

There would be no on-site parking for the new dwelling. However, the Local Highway Authority has raised no objection on this basis.

There is sufficient space for secure cycle storage to be provided in the garden of the new dwelling.

Other Issues

The development is 'de minimis' exempt from BNG.

Policies DM16 and DM17 set out a proactive approach toward mitigating and adapting to Climate Change requiring new development to achieve reduced carbon emissions in line with the energy hierarchy through reduced demand for energy and the provision of low carbon and renewable energy supply. Policy DM16 requires new housing created through conversion or change of use achieve a minimum 'C' rating. EPC whilst Policy DM17 requires all new housing to incorporate renewable and low carbon energy production to meet at least 10% of total energy requirements.

The annexe already benefits from its own hot water/heating system which will not be renewed at this time. However, an EPC Certificate has been provided demonstrating that it achieves a minimum C-rating.

CIL

No additional floor area will be created and thus no CIL is chargeable.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Remove permitted development entitlements for extensions and alterations, including incidental buildings, Classes A-E (existing and new dwelling).
4. Erect fences prior to first occupation.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

New Address

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

Case Officer: Jo Morin Date: 08.05.2026

Authorised by: Peter Barnett Date: 8 May 2026