

Mr Stephen Cantwell
Planning Services manager
Planning and Development
Adur and Worthing Borough Councils
Town Hall
Chapel Road
Worthing BN11 1HA

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Dear Mr Cantwell,

WORTHING SOCIETY RESPONSE TO AMENDED PLANS

RE: AWDM/0445/26:Change of use from dwelling house (Class C3) to large house in multiple occupation (Sui Generis); demolition of side store and construction of single storey side extension; conversion of roof space including front rooflights

LOCATION16 Elm Road Worthing BN11 1PG

Thank you for contacting the Society following the recent amendments to the above mentioned Planning Application. The property concerned is recorded on the Local Interest List. It has group value within this Edwardian development located within the Warwick Gardens Conservation Area.

Our original Consultation Response stated that we considered alterations to the property including the front roof lights and the rather basic design of the extension were not in character with the period property or the conservation area.

We understand that amendments have since been made to the earlier design to include the following revisions:

*The design of the side extension now uses a pitched roof and the separate entrance door is replaced by a pair of windows. This is more in character with the property. Close attention would be needed to ensure good quality materials.

*On the main building, rooflights have now been moved from the front to the rear. A rooflight has also been added to the rear of the extension which is acceptable. Overall this is an improvement as there is group value with the neighbouring properties and the slate roofs are a distinctive feature of the area.

*Acoustic strategy added – to include the internal lining of the party wall-essential

In summary we consider the changes to the design of the extension and re-siting of the rooflights to be an acceptable improvement. However we maintain our original objection that conversion to a large HMO represents an overdevelopment of the property. In addition there are already a considerable number of properties offering this type of accommodation within

this part of the conservation area. We have also noted the concerns of near residents. The addition of a further large HMO could result in an adverse impact on their amenity which would be contrary to Policy DM 25 of the Local plan

I hope these comments are helpful

Regards,

Mrs Susan Belton

Worthing Society Chair

CC to John Head, Heritage Team Lead, BSC (Econ) Dip Tp MRTPI (Retd)