

Development Management – Delegated Officer Report

Application Number: AWD/0738/26

Recommendation: – APPROVE

Site: 13 Ambrose Place Worthing West Sussex BN11 1PZ

Proposal: Garden storage structure, hardstanding and brick walls to the frontage (Retrospective)

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Proposal: Listed Building Consent for garden storage structure, hardstanding and brick walls to the frontage (Retrospective)

Date of Site Visit: 14.07.26

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

This house is located on the north side of Ambrose Place and has a second garden on the south side of the road. It is a three storey mid-terrace property with a lower ground floor and rooms in the roofspace including a rear dormer. The terrace has deep gardens that back on to Richmond Road.

The property is a Grade II Listed Georgian building and is located within the Chapel Road Conservation Area. The property has the following listing:

AMBROSE PLACE (North Side) 1. 5406 Nos 1 to 14 (consec) including sections of railings along the front TQ 1402 NE 3/23 11.10.49. II GV 2. Between 1814 and 1824. Built by Ambrose Cartright. 3 storeys and basement, with area. 2 windows each. Stuccoed. Cornice and parapet. Wooden balconies with canopy on 1st floor, the balconies supported by 4 slender columns to each house. Nos 6, 12 and 13 retain their original trellised wooden porches which fill the space between the 2 right hand columns in these houses. The other doorways which have not been altered have fluted frames and very narrow rectangular fanlights. Apart from the porches, only Nos 1, 2, 6, 7 and 10 to 14 have their facades more or less as originally built. Nos 3, 5 and 9 have had later iron balconies substituted for the wooden ones. No 4 has had a bay on the 2nd floor and an extra storey added. No 5 lacks a storey, and No 8 has had a later bay added on ground and 1st floor and also a porch. No 14 is quite different from the other houses, being bow fronted with an iron hooded balcony, Doric pilasters above this, arcading to 2nd floor windows, an attic storey with dormer windows behind the parapet, and a porch with Doric columns, but the house is original and not altered. Most of the houses have cast iron railings along the pavement and to either side of the front space and basement areas. All have finials of javelin form, but some are of lighter scale than others. No 1

has light railings along the east only (with a fluted terminal post); No 4 heavy railings to the front and west; No 5 has railings decorated with anthemions etc, to the steps; Nos 5 and 8 have heavy railings to the front; No 8 to the right also; Nos 9 and 10 have light railings to the front and west, and fluted posts at the angles and entrances; No 12 has heavy railings to east and west and fluted angle and entrance posts; No 14 has heavy railings to the front, east (with gap) and west and 4 piers with elliptical caps. Nos 1 to 15 form a group.

The site previously contained a TPO tree which was removed in 2020 following agreement from the Council Arboriculturist. There are still a number of trees on the site as well as mature shrubbery.

Proposal

The proposal involves works within the garden and access to the southern side of Ambrose Place.

The application which is retrospective seeks consent for the retention of a Hex Living Weston Double storage unit together with its associated base. The structure has the following dimensions: width: 1.45 metres , depth: 0.85 metres, height: 1.85 metres. The storage unit is finished in a muted sage-green colour and is used for the storage of gardening equipment and associated maintenance materials.

The storage unit is positioned within the rear corner of the garden adjacent to the boundary with No. 12 Ambrose Place.

The application also includes the retention of the extension of tarmac hardstanding to the east and west close to the highway and the erection of a wall either side with topping to approx. 0.5m in height along the frontage with Ambrose Place.

Relevant Planning History:

AWDM/0013/13 - Application for consent under Worthing Tree Preservation Order No. 16 of 1995 to crown reduce one Sycamore Tree (T3) by 3-4 metres in height from existing height of 20 metres to 16-17 metres in height and to reduce radial crown spread by 3 metres from existing radial spread of 9 metres to 6 metres.

STATUS: Split Decision 31st May 2013.

AWDM/0142/17 - Section 211 Notice under the Town and Country Planning Act 1990 to reduce radial spread to east by up to 2.5 metres on one Cherry tree, and to reduce length of selected lateral limb to east by up to 2.5 metres on one Bay tree in the Chapel Road Conservation Area.

STATUS: Application Permitted 20th March 2017.

AWDM/0903/23 - Section 211 Notice under the Town and Country Planning Act 1990 to reduce crown height by up to 1.5 metres, remove selected southern limb one Bay tree in the Chapel Road Conservation Area.

STATUS: Application Permitted 16th August 2023.

Consultations

Planning Applications Highways

From inspection of the amended plans, the proposals include a retrospective widening of the driveway entrance. The existing vehicle crossover is to be retained, and this appears suitable to serve the widened entrance. No highway safety or capacity concerns would be raised to the amended proposals.

In summary, 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.

The Worthing Society

The associated gardens opposite the terrace are part of the a listing designation. The application for the garden store/shed - isn't obtrusive and is situated at the rear of the garden plot, partly hidden by vegetation. It does not intrude into the 'setting' of the proximate gardens and listed buildings in the terrace. For the reasons stated the Society does not object to this application.

Adur and Worthing Council

The Councils conservation officer has not raised any concerns so as to refuse the application.

The tree officer has not provided any comments.

Neighbour Representations

7a Langbury Lane

Corrugated steel is a industrial material. It's for factories, sheds and farm buildings. Not on a Georgian terrace. Just because it's been painted sage green doesn't mean it suddenly fits in. You could paint it any colour you like. Blue, cream, black, bright yellow. It still looks like corrugated steel, and now the garden next door has somehow ended up with a massive grey roller shutter. Along with that disgusting building. Goodness knows how that ever got approved because it looks completely out of place as well. Are we just making it up as we go along now? Every time one thing gets allowed, it seems the next thing gets even worse. This is how these places get ruined. One thing gets approved, then somebody else wants something else, then somebody else. Before long, the whole terrace has lost what made it special in the first place, and everyone shrugs their shoulders and says, well, it's already happened now. I honestly dont understand how anybody can look at corrugated steel at these

I am writing to object, and to raise some concerns about how the amended application has been handled. The site is within the curtilage of a Grade II listed

building, within the Chapel Road Conservation Area, and covered by the Article 4 Direction applying to these gardens.

1. The storage shed

The shed is a mass-produced powder-coated steel unit finished in sage green, on a hardcore and concrete base. As the site lies within the setting and curtilage of the listed terrace and within the conservation area, the determination engages sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the historic environment policies of the NPPF, which require great weight to be given to the conservation of these assets. It conflicts with Local Plan Policies DM5, DM23 and DM24. DM24(d) requires materials to be consistent with those originally used or typical of the locality, and corrugated steel is neither; it reads as an industrial product wholly uncharacteristic of this stuccoed Georgian terrace, and the sage green finish does not change that. The Conservation Area Appraisal identifies these open gardens as an important feature and seeks to reduce, not increase, built clutter within them.

2. The expansion of the driveway

I object to the driveway expansion now included in the application. Comparing dated Google Street View imagery, the June 2018 view shows a densely planted boundary with hedging and only a limited area of hard surfacing. By June 2024 the hedging along the front had been removed, two small brick walls had been built on either side of the drive entrance in its place, and the hard-surfaced drive had been noticeably enlarged, including a strip of new tarmac across the front where the drive meets the footway. We have seen up to four cars parked on this enlarged area, which appears to be its purpose. This is precisely the type of development the Article 4 Direction is intended to control, as it removes permitted development rights for hard surfacing and for changes to the means of enclosure fronting Ambrose Place. The Conservation Area Appraisal expressly seeks to reduce the amount and prominence of hard surfacing and parking in these gardens and to increase greenery and planting. The expansion does the opposite: it replaces a green planted boundary with walls and tarmac and increases the prominence of parked cars on one of the most sensitive frontages in the conservation area. It therefore conflicts with Policies DM5, DM23 and DM24 and with the Appraisal.

3. Concerns about the amended application

I understand that drawings for the driveway works have now been added to the application. Even so, I remain unclear how the retrospective retention of the storage shed and the expansion of the driveway can properly be treated as a single application, given they are distinct works, and I would be grateful for an explanation of how the amendment has been constituted. As new drawings and a new element have been added, I would ask that the amended proposal be re-advertised and that all relevant consultees be re-consulted. In particular, I note that the Worthing Society appears to have been consulted on the shed but not on the expansion of the driveway. As the driveway works affect the conservation area and the setting of the listed terrace just as the shed does, they should be consulted on the amended proposal, and neighbours should be given a fresh and adequate opportunity to comment, particularly as the amendment appears to have been made while I was away.

4. Protected trees and the cherry tree

The trees in this garden are protected as trees within the conservation area, where works require prior notice under section 211 of the Town and Country Planning Act 1990. The applicant has himself applied to work on trees here on at least two occasions: a Cherry and a Bay in 2017 (ref AWDM/0142/17, validated 30 January 2017) and a Bay again in 2023 (ref PP- 12271517, dated 27 June 2023). Despite this, the application answers "No" to whether there are trees within falling distance and "No" to whether any trees would be affected, which does not appear accurate, and no arboricultural information has been provided: no tree survey, no assessment to BS5837:2012, and no Root Protection Areas shown. Given a concrete base and an expanded drive involving ground disturbance close to these trees, the council cannot be satisfied their roots have not been harmed. I would also ask you to look specifically at the cherry tree, the subject of the 2017 application: comparing the same Street View dates, it appears a tree in this position was removed around the time the frontage was altered, and I have been unable to find the necessary consent or notice for its removal on the register.

Conclusion

Taken together, the application represents a steady erosion of the character of a highly sensitive frontage: an unauthorised industrial-material shed, an expanded hard-surfaced parking area with new walls in place of the planted boundary, and the apparent loss of a protected tree. It does not respect the setting of the listed terrace or preserve the character and appearance of the conservation area, and it conflicts with Policies DM5, DM23 and DM24, the Chapel Road Conservation Area Appraisal, and the statutory tests. The application also appears incomplete in the absence of any arboricultural assessment. I ask that it be refused, that the amended proposal be properly re-advertised and consulted upon, and that the position of the cherry tree be investigated. I am happy to provide the specific Street View dates on request.

15 Balcombe Avenue Worthing

I object to this application on tree grounds.

These trees in this garden are protected. We need more trees, not fewer of them.

So it is frankly astonishing that this application answers "No" to the question asking whether there are any trees within falling distance of the development, and "No" again to the question of whether any trees would be affected.

This application proceeds as though the garden is an empty patch of concrete.

That cannot be right.

This is not a minor technicality. The shed sits on a hardcore and concrete base. Installing that base required excavation and ground disturbance in the vicinity of protected trees, yet the application contains absolutely no arboricultural information.

There is no tree survey and no evidence that the roots of these protected trees have not been damaged.

It is also directly at odds with the objectives of the conservation area of central Worthing, which seeks to increase greenery and reduce hard surfacing. A new concrete base does exactly the opposite.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM23, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Chapel Road Conservation Area Appraisal

Planning Assessment:

Impact on heritage assets and visual amenity

The Planning (Listed Buildings and Conservation Areas) Act 1990 states that the local planning authority should have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess, and special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. The NPPF, further emphasises that when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Policy DM24 states that planning permission and/or Listed Building consent will only be granted provided that the appearance, significance, or historic character of the Listed Building is not adversely affected. It also states that development in Conservation Areas will be required to be of a high standard of design and materials so as to respect, preserve and enhance the character and appearance of that area, and preserve important features.

Policy DM5 seeks to ensure all new development is of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area.

The Chapel Road Conservation Area character appraisal provides the following assessment of Ambrose Place:

From 1814 through to circa 1826 Ambrose Place was developed piecemeal westwards from St Paul's Church by the builder Ambrose Cartwright. The houses have detached front gardens and although varied in their designs form one of the most attractive Regency terraces in Worthing.

No other street in Worthing has the elegant character of Ambrose Place. It is a residential street in the town centre with Nos. 1-15 on the north side comprising a listed group. Front gardens are separated from the houses by a road which is heavily parked. Constructed in the early 19th century, the terrace exhibits common features throughout with a strong sense of verticality, although the architectural detailing of

each building or pair of buildings is distinct. Ambrose Place relates more closely to the areas to the west, which largely retain their residential community character, than to the commercial and civic uses which exist in other directions.

Note: The Ambrose Place terraced properties, together with their detached, south side gardens, are subject to an Article 4 Direction. This designation means a planning application must be made for certain, relatively minor works in the interest of the character and appearance of the Conservation Area. These works include curtilage buildings, hard surfacing and changes to means of enclosure, where such development would front Ambrose Place.

Enhancement Opportunities:

- Enhance the listed group 1 to 15 Ambrose Place by reinstating original features or details where these are missing to the detriment of the building's special interest, for example, iron railings, and remove any features which detract from the buildings' special interest.*
- Encourage the enhancement of the detached, south side gardens by reducing the amount and prominence of hard surfacing and increasing the prominence of greenery and planting. Where existing car parking must be retained, gravel, slab strips, or grass-through-concrete surfaces would be preferable. Reintroducing a suitable low means of boundary enclosure, with gates, would also bring enhancements in some cases.*

The works require planning permission due to the Article 4 direction covering the site. The works require planning permission due to the Article 4 direction covering the site.

13 Ambrose Place forms part of the Grade II listed Ambrose Place terrace.

The significance of the listed building derives principally from its architectural quality, historic interest and contribution to the character and appearance of the surrounding townscape.

The setting of the listed building includes its associated grounds and landscaped surroundings, which contribute to the appreciation and understanding of the heritage asset.

The property is also located within a designated Conservation Area, the significance of which derives from its historic development, architectural character and mature landscaped environment.

Ambrose Place comprises an attractive street of houses some of which including the application site are listed. Several of the properties along Ambrose Place have gardens on the opposite side of the road to the dwellings. The gardens are a distinctive and largely attractive feature of this street. The gardens range in the amount of intervention and works that have taken place. No 14 to the west is enclosed by fencing and modern walling with a recent permission for a shed and hardstanding, to the east are a number of gardens which have low walling to the frontage in various materials. Some of the properties have hard standing while others are purely gardens. There is no continuity although all are characterful and green with trees and mature planting.

The current application site has recently carried out works to erect the shed, increase the tarmac and erect a low wall although as seen in 2020 and prior to this in the property already included a driveway with landscaping to the front.

The shed although of a metal material is located well back from the road and public viewpoints and although not necessary of a material that would be suitable in a prominent location within a conservation area, it is a shade of green which would blend with existing surrounding shrubbery. The shed is of a modest scale and will be considered to have a minimal impact on the garden, the conservation area and the setting of the listed building and would not cause harm. As such this element of the proposed, whilst providing limited enhancement, is considered to be acceptable.

Following further clarification with the applicant it has been established that a former TPO sycamore tree on the site was removed in 2020 being deemed dead, dying or dangerous. There are according to the agent replacement trees on the site including mature trees. New trees include a Silver Birch, a Hoheria Sexstylosa, a Japanese Flowering Cherry, and a Norwegian Spruce.

The shed is therefore acceptable in terms of visual amenity and impact on heritage assets.

With regards to the additional tarmac and walling, this element is more prominent being situated on the back of the highway. The works extend an existing tarmacked area onto partly landscaped shrub beds and a low wall built adjacent to the highway. Landscaping remains behind. The works have opened up and hardened the frontage but only as much that some landscaping has been removed.

As noted within Ambrose Place there are a range of gardens some with hard surfaces and walling to the frontage. The associated walling provides a defined boundary between the driveway, garden and pavement in character with surrounding gardens to the east.

The tarmac and wall are modest works and considered to have minimal impact on the garden, the conservation area and the setting of the listed building and would not cause harm

Residential Amenity

The application has raised objections as set above regarding the materials of the shed, clutter, additional hardstanding and impact on trees.

Comments on the materials are set out above and in view of its location it is not considered that the LPA could insist on a change of materials.

There is a single shed this would not cause undue clutter.

The comments on additional hardstanding are set out above.

The application does did not involve the loss of trees with a small amount of shrubbery removed for the tarmac and walling.

The shed, tarmacking and walling would not directly impact on neighbouring properties.

Recommendation

APPROVE subject to Conditions: (householder)

1. Drawing Numbers

APPROVE subject to conditions (listed building consent)

1. Drawing numbers

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Jackie Fox Date: 09.09.26

Authorised by: Louise Prew Date: 11/09/2026