



PLANNING STATEMENT

4 Warwick Place, Worthing, West Sussex BN11 3EU

Replacement porch, roof covering, fenestration and external finishes; clear glass rear terrace balustrade and front boundary treatment



APPLICANT

Mr & Mrs Beaulieu

PREPARED BY

Coastline Architects Ltd

DATE

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PLANNING REF.

AWDM/0812/26

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1. Introduction

This Planning Statement has been prepared by Coastline Architects Ltd on behalf of Mr and Mrs Beaulieu in support of the full planning application at 4 Warwick Place, Worthing, West Sussex BN11 3EU. It supersedes the earlier Planning Statement and has been revised following comments from the Council's Design & Conservation Architect.

The principle of residential use of the whole building has already been established through the approved Class MA Prior Approval for the change of use of the former ground-floor foot clinic (Class E) to residential accommodation serving the existing dwelling above. The present application relates to the external works, which were not assessed through that Prior Approval process.

The proposal has since been refined in response to the Council's conservation advice. The previously proposed solar carport has been removed; the existing timber windows to the front elevation will be retained and repaired where necessary using matching timber materials; any damaged glazing will be replaced; the currently blocked-up top-floor window will be reinstated with a new timber window designed to match the existing front windows exactly, restoring symmetry to the front elevation; window and door materials have been clarified; and the treatment of the deteriorated rear flint wall has been further justified.

Revised application description

Replacement entrance porch; replacement of the pitched roof covering with natural slate; fenestration alterations including new and replacement doors, windows and rooflights; rendering of the front and rear elevations; clear glass balustrade to the rear terrace; and front boundary treatment.

1.1 Scope and supporting documents

This statement considers the principle of development, design and character, heritage significance, residential amenity, access and parking, flood risk, sustainability and the overall planning balance. It should be read alongside the revised Design & Access Statement, revised Heritage Statement, and the submitted/revised architectural drawings, including A-P-201, A-P-202 and A-P-203.

2. Site and planning context

4 Warwick Place is a substantial mid-terrace dwelling within an established historic residential street close to central Worthing. The building has a distinctive double-fronted composition with projecting bays arranged either side of a central entrance, beneath a traditional pitched roof.

The property lies within the Steyne Gardens Conservation Area and is identified by Worthing Borough Council as a Building of Local Interest. It is therefore a non-designated heritage asset situated within a designated heritage asset. Warwick Place is also subject to Article 4 Direction WBC06, which removes specified permitted development rights for relevant external alterations.

The Steyne Gardens Conservation Area Character Appraisal identifies Warwick Place as part of an area containing important early nineteenth-century development and a strong historic townscape. The architectural character of the street is derived from its established building line, rendered and stuccoed elevations, slate roofs, traditional fenestration, entrance details and boundary treatments.

3. Planning history

Prior Approval has been granted under Schedule 2, Part 3, Class MA for the change of use of the ground floor from a former foot clinic (Class E) to residential use to provide additional accommodation for the dwelling occupying the upper floors.

The Prior Approval decision established the principle of residential occupation of the whole building but did not assess the external alterations. The present application was therefore submitted to obtain planning permission for those works.

During determination of the current application, the Council's Design & Conservation Architect requested clarification and reconsideration of several heritage-sensitive elements. The scheme has been reviewed accordingly. The solar carport has been removed from the application, further information has been provided on windows and doors, and the heritage justification for the entrance porch and rear wall treatment has been strengthened.

4. Proposed development

4.1 Front elevation

- Remove the existing large tiled gabled entrance porch and provide a smaller ogee-arched storm porch centred on the entrance.
- Retain the existing timber windows to the front elevation and repair them where necessary using matching timber materials.
- Replace any damaged glazing and reinstate the currently blocked-up top-floor window with a new timber window designed to match the existing front windows exactly, restoring symmetry to the front elevation.
- Install a solid timber-composite entrance door with traditional panelled detailing, finished in a pale pink colour.
- Remove the existing tile-hung finishes to the projecting bay elements and apply a smooth painted render finish in a pale neutral/off-white colour, with Farrow & Ball Wimborne White or similar used as the design reference.
- Provide the front boundary treatment shown on the submitted drawings, maintaining a low and visually open relationship with the pavement.

4.2 Roof

The existing pitched roof covering is to be renewed in natural slate, retaining the existing pitch, ridge line, eaves line and overall roof form. Rooflights are proposed in the locations shown on the revised drawings. The works do not increase the height, footprint or massing of the building.

4.3 Rear elevation and terrace

- Provide black uPVC rear windows, consistent with the material already present on the rear elevation.
- Provide standard rectangular black uPVC rear doors in the positions and dimensions shown on the revised drawings, replacing the previously proposed arched doors.
- Provide the additional rear window opening(s) and rooflights shown on the revised drawings.
- Provide a clear glass balustrade to the existing rear roof terrace, forming a visually lightweight and transparent edge treatment.
- Render the full rear elevation, including the deteriorated exposed flint wall and the mixed brick/render areas of the rear additions.

The applicants had originally intended to retain the exposed rear flint. The wall is, however, severely deteriorated and crumbling and is no longer capable of satisfactory retention as an exposed finish without extensive intervention. The proposed render is therefore intended as a protective treatment. The flint masonry will be retained in situ as far as practicable and a compatible vapour-permeable render system will be used.

4.4 Removed elements

The detached solar carport previously proposed on the associated land opposite has been removed from the application in response to the Council's conservation comments. No new structure is proposed on that land and the existing open character of the west side of Warwick Place will remain unaffected. No external spiral staircase is proposed.



1 **3D View 1**

Figure 2: Proposed front elevation shown in drawing A-P-203, illustrating the smaller porch, retained double-fronted composition and revised external finishes.

5. Planning policy context

5.1 Statutory framework

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

5.2 National planning policy

The National Planning Policy Framework is a material consideration. Its design policies seek high-quality development that responds positively to local character and creates a high standard of amenity. Its historic-environment policies require a proportionate understanding of significance, give great weight to the conservation of designated heritage assets, and require a balanced judgement where development affects a non-designated heritage asset.

5.3 Worthing Local Plan 2020-2036

The Worthing Local Plan was adopted in 2023. The policies most relevant to this proposal include Policy DM5 (Quality of the Built Environment), Policy DM23 (Strategic Approach to the Historic Environment) and Policy DM24 (The Historic Environment). Together these policies require development to be of high architectural quality, respond to local character, protect residential amenity and conserve the significance and setting of designated and non-designated heritage assets.

5.4 Conservation-area guidance

The Steyne Gardens Conservation Area Character Appraisal (July 2024) and Worthing Conservation and Heritage Guide provide the detailed local heritage context. They support the retention of traditional building form, roovescape, windows, doors, boundary treatments and materials, and seek careful consideration of alterations that could cumulatively affect the special character of the area.

6. Planning assessment

6.1 Principle of development

The proposal does not introduce a new use, additional dwelling or extension. The building remains in residential use in accordance with the previously approved Class MA Prior Approval. The present works are limited to the refurbishment

and alteration of the existing external envelope and are acceptable in principle subject to their design, heritage and amenity effects.

6.2 Design, character and entrance porch

The revised scheme retains the established scale, roof form, building line and double-fronted composition of No. 4. The front elevation is rationalised through a restrained rendered palette, retention and repair of the existing timber windows using matching timber materials where necessary, reinstatement of the blocked upper window to match the existing windows exactly, and a traditionally detailed entrance door.

The replacement porch has been specifically reconsidered following the Conservation Architect's comments. Ogee-arched storm porches are an established feature within Warwick Place. The latest streetscene evidence shows that this form is not confined solely to the simpler narrow-fronted cottages: a broader-fronted property only a few doors from No. 4 incorporates the same distinctive entrance form. The proposal is not intended as a direct replica of a neighbouring building; rather, it adapts an established local motif to the broader double-fronted composition of No. 4. The proposed porch is substantially smaller and visually lighter than the existing tiled gabled canopy and sits centrally between the projecting bays, allowing the principal architecture of the facade to remain dominant.

The submitted 3D views demonstrate the porch in the context of the completed elevation. Read together with the local streetscene precedent, they show that the porch can sit comfortably within a wider and more articulated frontage without competing with the projecting bays or central entrance. The revised front elevation is therefore considered to provide a coherent and contextually responsive treatment that preserves, and in visual terms enhances, the contribution of No. 4 to Warwick Place.

6.3 Heritage impact

The accompanying Heritage Statement provides the detailed assessment of significance and impact. The most sensitive elements of the building - its principal composition, roof form and existing front timber fenestration - are retained and repaired as necessary. Damaged glazing will be replaced, and reinstatement of the blocked top-floor window with a matching timber window restores symmetry to the front elevation, while the replacement natural slate roof maintains the traditional roofscape.

The rear elevation is less publicly visible. Rendering the flint wall will conceal a traditional material, but the change is justified by the severe deterioration and crumbling condition of the exposed wall. The underlying masonry will be retained as far as practicable and protected by a compatible breathable finish. The clear glass terrace balustrade minimises visual bulk. Removal of the solar carport also preserves the open character of the west side of Warwick Place.

Taken as a whole, the proposal is considered to preserve the character and appearance of the Steyne Gardens Conservation Area and the local significance of No. 4, consistent with Policies DM23 and DM24.

6.4 Residential amenity

The proposal does not increase the scale or intensity of the residential use and does not introduce an extension or additional storey. The front works do not create overlooking or overbearing effects. The rear openings, rooflights and terrace treatment remain within the established domestic context and are concentrated on the less publicly visible rear elevation.

The works are therefore not expected to result in unacceptable loss of privacy, daylight or outlook to neighbouring occupiers. They principally improve the condition, daylight, ventilation and functionality of the existing dwelling.

6.5 Access, parking and servicing

Existing pedestrian and vehicular access arrangements remain unchanged. The entrance remains in its existing central position and the replacement porch does not alter the established approach to the property. No highway works are proposed. The associated parking land opposite remains available as existing following removal of the carport.

6.6 Flood risk and drainage

The site lies within Flood Zone 1. The Council has identified potential current or future surface-water flood risk and a proportionate Flood Risk Assessment accompanies the application. The proposal does not extend the building footprint, materially increase impermeable surfacing, alter ground levels or change the existing drainage arrangements. It will therefore not increase surface-water runoff or flood risk elsewhere.

6.7 Sustainability and building longevity

The proposal prioritises the continued use and refurbishment of the existing building. Retaining the front timber windows and repairing them only where necessary using matching timber materials conserves existing fabric and embodied

materials. Damaged glazing will be replaced as required. Renewal of the roof in durable natural slate will extend the serviceable life of the building, while rooflights and reinstated openings improve natural daylight and ventilation.

The rear render treatment is intended to protect deteriorated masonry and improve long-term weather resistance. Although the previously proposed photovoltaic carport has been removed in response to heritage concerns, the overall scheme remains a sustainable approach based on repair, reuse and targeted upgrading of the existing building.

7. Planning balance and conclusion

The revised application represents a coordinated and proportionate refurbishment of a Building of Local Interest within the Steyne Gardens Conservation Area. It has been materially amended in response to the Council's conservation advice and now removes the previously proposed solar carport while providing clearer and more conservation-led treatment of the principal elevation, roof, windows, doors and rear walling.

The building's established scale, massing, roof profile and double-fronted composition are preserved. The existing timber windows to the front elevation are retained and repaired where necessary using matching timber materials, with damaged glazing replaced as required; the blocked upper opening is reinstated with a new timber window designed to match the existing front windows exactly; the roof is renewed in natural slate; and the principal elevation adopts a restrained pale rendered finish and traditionally detailed entrance door. The proposed ogee-arched storm porch is smaller and visually lighter than the existing tiled canopy and draws on an established Warwick Place entrance form, including a comparable precedent on a broader-fronted property only a few doors away.

At the rear, the alterations are concentrated on the less sensitive private elevation. The clear glass balustrade minimises visual bulk, and rendering of the flint wall is justified by the wall's severe deterioration and need for protection. Existing access, parking and drainage arrangements are retained, and the proposal does not increase flood risk or materially affect neighbouring amenity.

Overall, the proposal is considered to accord with the design and heritage objectives of the National Planning Policy Framework and Worthing Local Plan Policies DM5, DM23 and DM24. It preserves the character and appearance of the Steyne Gardens Conservation Area, respects the local significance of 4 Warwick Place and provides a durable, high-quality refurbishment of the dwelling.

References

- National Planning Policy Framework - current version.
- Planning (Listed Buildings and Conservation Areas) Act 1990 - Section 72.
- Worthing Local Plan 2020-2036, adopted 2023 - Policies DM5, DM23 and DM24.
- Steyne Gardens Conservation Area Character Appraisal, July 2024.
- Worthing Conservation and Heritage Guide, May 2023.
- Worthing Buildings of Local Interest / Local Interest Study - 4 Warwick Place.
- Article 4 Direction WBC06 - Warwick Place.
- Revised Heritage Statement and Design & Access Statement for 4 Warwick Place, September 2026.
- Flood Risk Assessment and revised planning drawings for application AWDM/0812/26.

Policy and guidance checked: 16 September 2026.