WORTHING BOROUGH COUNCIL

Stickland Wright Ltd
23 Vine Street
Brighton
BN1 4AG

PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0133/25

Details of Development
ERECTION OF 4NO. SINGLE STOREY, 1-BED RESIDENTIAL DWELLINGS FOR ADULTS WITH COMPLEX LEARNING DISABILITIES AND AUTISM (1NO WITH ASSOCIATED STAFF ROOM)(CLASS C3(B)).

Location of Development
LAND WEST OF 13 TO 15 FARNCOMBE ROAD WORTHING WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they REFUSE to permit the above development, in accordance with the application and relevant correspondence registered on 19th February 2025.

The reasons for the Council's decision to refuse to permit the development are stated on the schedule overleaf.

G Peck

Gary Peck
Head of Planning & Development
18/05/2026

Worthing Borough Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Reasons for Refusal

01. The proposed dwellings represent an incongruous form of backland development sitting deep into the rear of the site. By reason of the proposed site layout, relationship to existing development on the site, access, hard surfacing and car parking together with the footprint, siting, form and appearance of the proposed dwellings, the proposals constitute a discordant overdevelopment of the site that relates poorly to existing development, plot pattern and street character, lacking any meaningful sense of place or sympathy with local distinctiveness or the character of the Conservation Area and the local listed buildings. The proposed detached buildings and access and parking would furthermore be an unacceptable over intensification of the site. It is not considered that the applicant has brought forward a scheme for housing with sufficient justification to outweigh the harm that would be caused to the conservation area and heritage assets. The proposal would therefore be contrary policies DM5 and DM24 of the Worthing Local Plan and the Guide to Residential Development SPD 2013 and the NPPF.

02. The proposed detached dwellings by reason of their design, size and siting represent an anomalous and awkward form of development to the setting of local listed buildings No. 11, 13, 15 and 17 Farncombe Road, identified as making a positive contribution to the Farncombe Road Conservation Area. The proposal would result in unacceptable harm to the character and appearance of the Conservation Area, failing to preserve or enhance, and is therefore contrary policy DM24 of the Worthing Local Plan and the relevant policies within the NPPF

03. The proposed dwellings, by reason of their siting and close proximity to the western site boundary would result in a perception of overlooking for the occupiers of neighbouring properties and would generate intrusive noise and disturbance, to the detriment of their living conditions, especially those of Nos. 34 and 36 Madeira Avenue with their shallow rear gardens. The dwellings would also provide a poor relationship with existing development with flats within 13 and 15 Farncombe Road with actual and perceived overlooking, noise and disturbance and loss of communal open space associated with them. As such it would be contrary to policy DM2, DM5 and DM18 of the Worthing Local Plan and the relevant policies of the NPPF.

Informatives / Notes to Applicant

01. For the avoidance of doubt this refusal relates to the following drawings/plans:-.

Reference/Drawing Number	Version	Date Rec
EXISTING SITE PLAN	21074B-P-100 D	24.03.2025
PROPOSED SITE PLAN	21074B-P-110 G	24.03.2025
STATUTORY BIODIVERSITY METRIC		19.02.2025
PLANNING & HERITAGE STATEMENT		19.02.2025
PRELIMINARY ECOLOGICAL APPRAISAL	5845E/24/01	19.02.2025
BNG FEASIBILITY ASSESSMENT	5846E/24/01	19.02.2025
DESIGN & ACCESS STATEMENT	21074B	19.02.2025
LOCATION & BLOCK PLAN	21074B-P-001 D	19.02.2025
EXISTING STREET ELEVATION	21074B-P-101 B	19.02.2025
EXISTING SECTION ELEVATION	21074B-P-102 B	19.02.2025
PROPOSED SITE PLAN	21074B-P-110 F	19.02.2025
PROPOSED PLAN	21074B-P-111 C	19.02.2025
PROPOSED ROOF PLAN	21074B-P-112 B	19.02.2025
PROPOSED ELEVATIONS 1	21074B-P-113 C	19.02.2025
PROPOSED ELEVATIONS 2	21074B-P-114 B	19.02.2025
PROPOSED STREET ELEVATION	21074B-P-115 B	19.02.2025
PROPOSED SECTION ELEVATION	21074B-P-116 B	19.02.2025

02. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If you want to appeal, then you must do so within six months, 12 weeks for a minor commercial (shop front) of the date of this notice. Appeals can be made online at: https://www.gov.uk/appeal-planning-decision If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

6. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

7. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

8. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

9. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

10. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine

the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).