THE WORTHING SOCIETY

[redacted]

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Case Officer
Planning Department
Adur and Worthing Councils
Town Hall
Chapel Road
Worthing BN11 2HA

2 April 2024

[redacted]

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WORTHING SOCIETY CONSULTATION RESPONSE

PLANNING APPLICATION AWDM/0296/24 |19 FARNCOMBE ROAD, WORTHING, BN11 2AY

Application: A two storey rear extension with first floor terrace to existing Office (Use Class E) and provision of front boundary treatment

Thank you for requesting our comments in respect of the aforementioned Planning Application. The plans relate to an elegant, detached Victorian villa located within the Farncombe Road Conservation Area (CA). This building is also included on the Council's Local Interest List and has significant group value with neighbouring villas in the CA.

I have now had the opportunity to discuss the proposal with our Heritage Team and we have the following comments. We consider the design of the proposed extension is unsympathetic to the host building which is Victorian in character. In our view the materials, size and style of the proposed windows to be out of character with the conservation area and the proximate heritage villas.

In addition, we have noted the concerns raised by a near resident regarding the inclusion of the roof terrace. This could result in noise adversely affecting the amenity of near neighbours, and would set an unwelcome precedent. The Farncombe Road CA is located in an unusual urban setting, relatively compact with near residents in close proximity. The present application seems overly ambitious for the available site area.

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CONSERVATION AREA APRAISAL DOCUMENT (CAAD)

This document refers to the important architectural and historic features of the buildings within the CA: "***White stucco or yellow brick elevations. • Canted bays. • Timber sashes with horns - single or double paned."***

The proposed modern design of the extension appears to be 'out of step' with the character of the area. Although the extension is at the rear, it will be viewed by the east facing elevations of the properties in Madeira Avenue.

The CAAD also makes reference to the significance of the following: ***"Low boundary walls of boulder-flints with red-brick bandings and piers, provide an attractive division between garden and thoroughfare for most properties. They are a significant part of the street scene."***

However, new painted metal railings, piers and new painted metal gates are proposed to the front of the property as part of the plans. In our view, this will be a marked change in materials and design and will not complement the setting of the CA. In fact flint and brick walls line the 'serpentine' curve of the street layout making a distinctive feature. Restoration of the boundary wall in flint and brick would seem to be the preferred option.

RELEVANT PLANNING POLICIES

We consider the plans are not consistent with the following policies protecting the historic environment:

1) The Planning (Listed Buildings and Conservation Areas) Act 1990 in that the proposed extension will not 'enhance and better reveal' the characteristics of the CA.

2) Chapter 16 of the NPPF

3) Policies DM 23 and DM 24 of the recently adopted Worthing Local Plan

In summary and for the reasons stated the Society objects to this application.

Yours sincerely

Susan Belton

Mrs Susan Belton
Worthing Society Chair

Cc: [redacted], Design and Conservation Architect, Adur & Worthing Councils

Cc: [redacted] Worthing Society Heritage Team

Cc: Planning Dept, Adur & Worthing Councils (REDACTED)