

From: **Susanna Belton**

Date: Tue, 8 Sept 2026 at 11:57

Subject: Worthing Society Consultation Response

To: <planning@adur-worthing.gov.uk>

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The Planning Department

Adur and Worthing Councils

Town Hall

Chapel Road

Worthing

BN11 1HA

Dear Sirs,

RE Worthing Society Consultation Response

AWDM/[0926/26 - 39 Brighton Road Worthing](#).

Please find attached our Consultation Response on behalf of the Worthing Society in respect of the above mentioned Planning Application.

If you have any queries please do not hesitate to contact me

Kind regards,

Susan Belton (Mrs)

Planning Department
Adur and Worthing Councils
Town Hall
Chapel Road
Worthing BN11 1HA

Dear Sirs,

RE Planning Consultation Response - AWDM/0926/26 - 35 Brighton Road - Worthing

Thank you for requesting the Society's comments in respect of the above Planning Application. This building is part of a late Victorian /Edwardian terrace situated within the Steyne Gardens Conservation Area and recorded on the Council's Local Interest List. The terrace also shown on the Local List, is within the Warwick Road/Brighton Road Character Area.

I have now had the opportunity to discuss the plans with our Heritage Team and we appreciate the building was in a very poor state so we have no objection to the removal of the unsafe chimney at the rear of the property.

However we do have some concerns:

* This property has 'group value' with the terrace which currently has an uninterrupted line of slate roofs. The inclusion of roof lights to the south facing roof slope of number 39 Brighton Road will break the continuity of this feature. The rooflights will be visible from the south side of Brighton Road and York Road.

*These plans appear to be an adaptation to increase the size of the HMO. The application for a ten bedroom unit AWDM/119/25 was refused because the units were too small and overcrowded. There is already permission granted as per AWDM/0103/26 for 5 bedrooms. However, the current proposal adding roof lights, an extra bedroom to the second and third floors plus extra kitchen and dining space will increase the size of the HMO. For a proposed dwelling of this size, the outdoor amenity space seems very limited for future residents

*There are already an above average number of HMO's in this area and in particular within the Warwick Gardens Conservation Area. A further increase in the size of this HMO would have a detrimental effect on the near residents, the character of the conservation area and the appearance of the terrace as a whole. The plans would therefore appear to be an overdevelopment of the available site area and would not be consistent with Policy DM 24 of the Worthing Local Plan.

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

Yours faithfully,

Susan Belton (Mrs)

Worthing Society Chair

CC to John Head, Heritage Team Lead