

Application Number:	AWDM/1383/25
Location:	68 Manor Road, Worthing
Proposal:	'Partial demolition of boundary wall fronting Shakespeare Road to widen existing vehicle access/hardstanding, and construction of a replacement wall pier (1.52m high)'.
Case Officer:	Amanda Haslett

	Further Information Required
	Design Review Required
	No objection - no harm
	No objection - harm is negligible or mitigated
X	Objection - less than substantial harm
	Objection - substantial harm
	Objection – Total Loss

Site and Surroundings:	The site is located on a corner plot at the junction between Shakespeare Road and Manor Road and hosts a house of late 19th century origin being set over 2 storeys under a slate roof. The principle façade fronts onto Shakespeare Road and front the canted and square bay window arrangements project from the facade. The use of varying shades of brick, give the facades visual and architectural interest. The site is contained by a stone and brick wall that extends around the site. The site lies within the Heane Conservation Area which lies a quarter of a mile inland and half a mile west of Worthing town centre. Winchester Road Conservation Area is directly adjacent to the east, and Shakespeare Road Conservation Area adjacent to the north. The ground undulates gently throughout the area, sloping downwards towards the sea. Within the sweeping curve of Manor Road, the streets run roughly north-south and east-west, but they are seldom straight or parallel and junctions are mostly staggered. Richmond Road and Mill Road are especially sinuous. The irregular street plan derives from Heene's origins as a farming community. Until the 1880s, settlement was of an agrarian character, largely confined to the vicinity of St. Botolph's Church and a strip along the east side of Heene Road, In 1884, the West Worthing Investment Companies began a programme of development which continued into the twentieth century. Substantial detached and semi-detached houses were built, along with social facilities. notably Heene C. of E. School and the Church Rooms. Early growth focused on the area along Belsize Road and immediately south of Lansdowne Road. The application seeks Planning permission to carry out a minor alteration to the boundary wall facing onto Shakespeare Road to increase the driveway width by some 1.75m. The proposal will involve the removal of a modern brick post and the loss of a minor piece of boundary wall. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when exercising planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area."
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	The LPA's duties are reinforced within Section 16 of the NPPF, Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. As such, when considering the impact of a proposed development on the significance of a designated heritage asset (including conservation areas), great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Other elements held within Section 16 will also be considered as will Local Policy. The proposal is minor in nature but will nevertheless have an impact upon character and appearance seeking partial removal of a key element for retention as identified in the conservation area appraisal. Whereas the garage and associated driveway is a modern addition, it is not offensive, nor does it cause an adverse impact on character and appearance. The proposed enlarged entrance would expose a larger area for parking that would not be screened behind a wall and goes against the Heane Road CAA. The Council has a duty to preserve or enhance the character and appearance of its conservation areas. Flint walls are an important characteristic of the Heane Conservation Area, and from a heritage view point the opening up of residential frontages further erodes the character of the enclosed street. This together with the further addition of the driveway area in the front is not going to preserve the character of the conservation area. Given the removal of a portion of original wall would cause harm to the conservation areas character and appearance that harm is less than substantial and can be mitigated by public benefit including heritage benefits. It however does not appear that there are any public benefits associated with the proposal that would mitigate the harm caused and thus the harm is not justified or acceptable. Having regard to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act the proposal by loss of a portion of traditional stone and brick boundary treatment would fail to preserve or enhance the character and appearance of the Heane Road Conservation Area and fail to satisfy local policy and paragraphs 135, 213 and 215 of the NPPF.
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Simon Richard
Conservation Consultant for and on behalf of Adur and Worthing District Council
Date of Comment 14/1/26