Planning Statement

Supporting a Full Planning Application for a conservatory to replace an existing covered courtyard at Heene Community Centre, Heene Road, Worthing, BN11 4PL

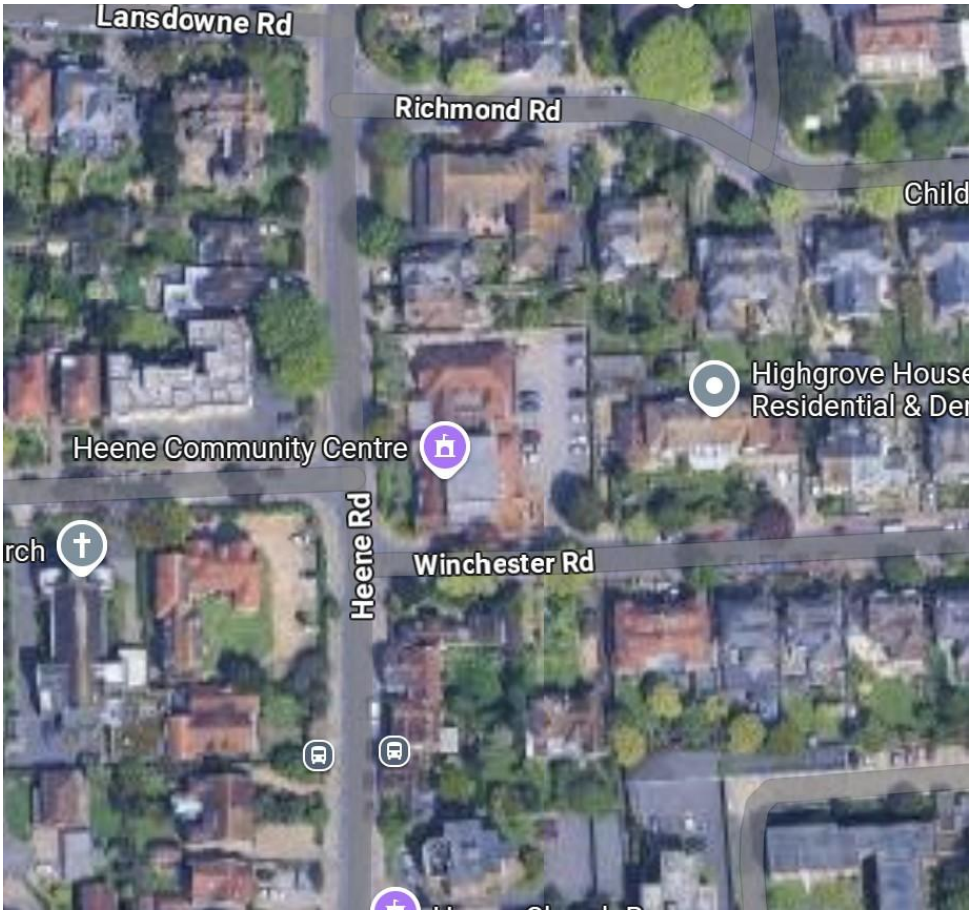


Figure 1 – Aerial view of application site

Client: Heene Community Centre

This document is to be read in conjunction with all relevant drawings.

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1 Introduction

1.1 This planning statement accompanies a full planning application submission for a conservatory to replace an existing covered courtyard at Heene Community Centre, Heene Road, Worthing, BN11 4PL.

1.2 The objective of the scheme is to convert an existing covered courtyard, outside the café at Heene Community Centre, into a conservatory. This will provide additional seating for the Café.

1.3 The format of the statement complies with National Planning Policy Framework and Worthing Council's Guidelines. The application proposal has taken national and local planning policy requirements into consideration.

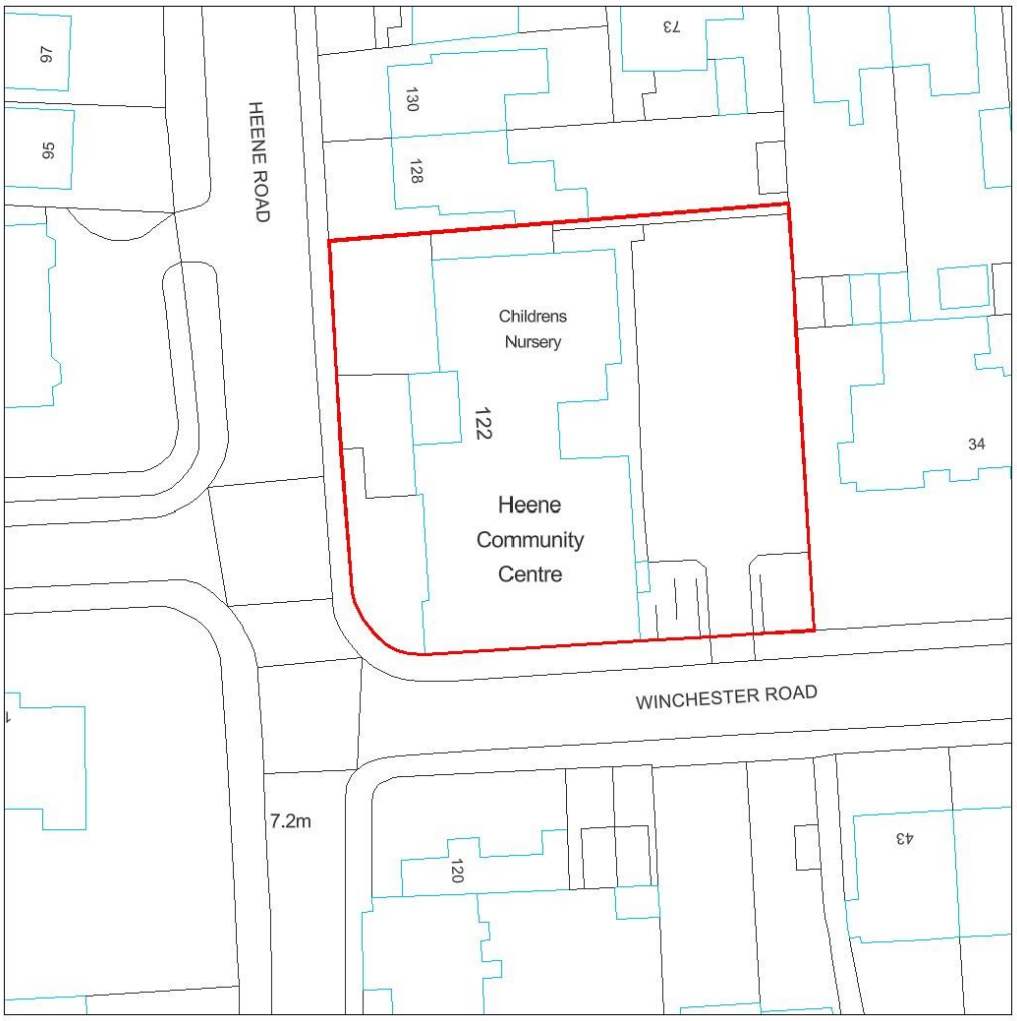


Figure 2 – Location Plan (not to scale)

2 Site and Context

2.1 The application site is a large Community Centre offering various facilities to the local community. Once of thee facilities is a Café to the rear of the property located along Heene Road.



Figure 3 – Front of the Community Centre

2.2 The site is Located at the corner of Winchester Road and Heene Road, withing the Heene Road Conservation area. The site is identified as a positive contributor to the conservation area.

2.3 The front entrance of the Community centre is accessed via Winchester Road, with the rear elevation to the west, facing Heene Road. The café can either be accessed through the front entrance of the property or via doors at the rear through the existing covered courtyard.

2.4 The front of the building comprises of mostly red brick walls with a large tiled pitched roof at ground floor level and large flat roofs at first floor level. The rear of the building has flint and brick walls and a tiled pitch roof with gable features and dormers. The large flat roofs can also be seen from the rear elevation.

2.5 There is an existing covered courtyard to the rear of the building that provides some external seating for the café. This is constructed form timber painted black with a roof that pitches back towards the existing building.



Figure 4 – Existing Covered Courtyard

2.6 A previous planning application has been refused at this property, details of this can be seen below. The current application intends to alter the previous proposal and resubmit a scheme that the council will find more acceptable.

2.7 Preapplication advice has previously been sought, details of which can be seen below.

3 Planning History

3.1 Application Site History

Application: PREAPP/0168/24 **Dated:** 03/06/2024
Status: Acceptable
Proposal: Replacement of gazebo with conservatory.
Comments: The addition of a conservatory is acceptable in principle

Application: AWDM/1402/24 **Dated:** 04/02/2025
Status: Withdrawn
Proposal: Single storey extension to replace existing covered courtyard
Comments: This application was not deemed acceptable but advice was provided that a conservatory type addition would be deemed acceptable.

4 The Proposal

4.1 The proposal is to replace an existing covered courtyard with a conservatory type addition.

4.2 The conservatory will provide an all weather extended seating area for the existing café used in association with the community centre.

4.3 The proposed conservatory will measure 4.7m x 6.8m infilling the gap between the existing buildings and occupying the same footprint as the existing overed courtyard.

4.4 The proposed conservatory will be of floor to ceiling glass with a black metal frame, a set of double doors will open out onto the external garden.

4.5 Bifold doors will separate the existing café form the conservatory. These can be opened to allow the conservatory to be used as an extension of the existing café. They can also be closed to ensure the conservatory is a separate entity to the café.

4.6 The roof of the conservatory will be pitched back towards the existing building with a small section of flat roof where the new roof joins the existing roof. The conservatory roof will be built using timber joists to allow for insulation to be installed to the new roof.

4.7 3 large flat roof lights will be installed in the new roof, this will let light in and ensure the addition has a conservatory feel to it.

4.8 The roof will pitch back to the existing roof, with surface water draining to a box gutter, to be installed between the new roofs. The box gutter will drain into the existing downpipe, which will be boxed in in the corner of the new conservatory.

4.9 The external garden and patio area with picnic tables will remain as existing, providing the same amount of external seating.

5 Design Rationale

5.1 The community centre offers a hub to the surrounding population and the café is a key element of this.

5.2 In its current state the café is too small to keep up with the demand of the local population and the users of the community centre. The proposal therefore seeks to offer much needed additional all weather seating. Whilst retaining the garden area providing external seating when the weather allows.

5.3 The café offers a good revenue stream to the community centre, a revenue stream that is needed to help keep the centre running. The proposal will enhance users experience of the café, ensuring there is internal seating for everyone wanting to use the café.

5.4 The building is considered a positive contributor to the conservation area, in order to keep this building at its best, investment is needed, the best way to do this is to improve the café and ensure people keep coming back. Additional internal seating is needed to do this.

5.5 Design notes have been taken from the Design and Conservation Architect at the council who stated on the previous (withdrawn) application that “as a concept, a visually lightweight structure with lots of glazing would not disrupt the current building hierarchy.” These comments have been taken into account with a conservatory type extension being proposed. The glass walls and large roof lights in the roof offer a lightweight feel to the structure. The roof pitching back to the existing building also helps this as very little roof will be seen from the outside. The roof has also been designed to match the existing covered courtyard minimising any impact on the conservation area and complimenting the existing building.

5.6 The design of the roof will allow for insulation to be installed, this will help with the usability of the extension. All glass buildings can have poor thermal dynamics leading to them being too hot in the summer and too cold in the winter. With a more solid roof design, the insulation will allow for better thermal dynamics and a more usable and enjoyable experience for the customers of the café. The flat roof lights will help keep the lightweight feel to the extension.

5.7 The proposed rooflights will be flat in design. This will ensure they do not protrude greatly above the roof.

5.8 The existing rear wall of the café will remain in place with bifold doors added, this will make the conservatory subordinate the main building, it also means the bifolds can be opened and close as suits the café.

5.9 The conservatory has been designed to enhance the look of existing covered courtyard, this is to preserve the look of the existing building. The proposal tidies up the rear elevation, leading to a much cleaner design.



Figure 4 – Existing and Proposed Front Elevations

5.10 The councils main objections in the previous application was that the single storey extension did not have a lightweight feel to it. This has been addressed in this application by having glass walls and 3 large roof lights in the roof.

6 Impact on Street Scene and Neighbours

6.1 The proposal has been designed to compliment the existing property and other properties in the area. This will therefore in keeping with the existing street scene.

6.2 There will be no impact on the amenities of neighbouring properties.

6.3 The proposal will improve the street scene by replacing an existing structure with one of a much better design.

7 Sustainability

7.1 Sustainability has been incorporated into the design of the proposal. All development will comply with building regulations, and will use high quality renewable materials where possible. This will drastically improve on the existing property.

8 Conclusion

8.1 This proposal for a conservatory to replace an existing covered courtyard should be approved. The reasons for this have been outlined above.

8.2 The proposal improves upon the previous planning application. With care taken to address the concerns from the planning officer.

8.3 The work will improve the exiting café for the users of the community centre therefore improving the local community.

8.4 The proposal has been designed to be a lightweight structural with a large amount of glass in the walls and roof, as requested by the council.

8.5 Care has been taken to ensure the design protects and enhances the character of the local area.

8.6 We are keen to work with the council to ensure an acceptable proposal is approved. Should the council have any questions or concerns we would be keen to deal with these within the application where possible.