

Development Management – Delegated Officer Report

Application Number: AWDM/1544/25

Recommendation: – Refuse

Site: Linfield Care Home 18 - 22 Wykeham Road Worthing West Sussex

Proposal: Two storey extension to provide two bedrooms to the front / southwest elevation

Date of Site Visit: 27.01.2026

Neighbours Checked: Y

Additional Neighbours Notified: N Site notice posted 08.01.2026

Site and Surroundings

The site relates to a 2-3 storey care home building located on the north east side of Wykeham Road which is a predominantly residential street. The site is within the Shakespeare Road Conservation Area. Tree Preservation Order No.13 of 1992 relates to several trees close to the front (south west), side (north west) and rear (north east) boundaries of the site. To the rear of the site is the Victoria Recreation Ground and play area. There are residential properties to each side and opposite the site.

Proposal

Permission is sought for the construction of a two storey extension in front of the existing central glazed link to the front elevation of the building. The proposals would provide two additional bedrooms for the existing care home.

A Planning and Heritage Statement has been provided in support of the application.

The application is described in the applicant's statement as follows:

6.02 Two storey extension on south west elevation (Wykeham Road elevation)

The Richmond suite is designated for elderly and mentally infirm residents and has its own designated lounge and dining area.

A new two storey extension has been designed to provide 2No. additional bedroom plus access link corridor to each floor. The additional rooms are to form part of the Richmond suite.

The extension has been set back from the front elevation, in the same manner as the existing glazed link and does not project forward of the front elevation, thereby it does not compete on the overall building frontage.

6.03 The extension has been designed in a similar manner with matching materials to the existing glazed two storey link, in curtain walling glazing with a flat roof over. The overall roof height is similar to that of the existing two storey glazed link.

This offers the same concept of the glazed link and maintains the visual separation of the two “villas” in line with the original design concept.

Other elements indicated hatched on the submitted drawings (photovoltaic panels, blocking up windows, internal changes to create bedrooms and a smaller link structure) are not included in this application. These are the subject of a separate planning application AWDM/1494/25.

It is recognised that the extension builds upon an extension applied for under AWDM/1494/25. While not a consideration for this application it is noted that by separating out the two extensions, the access to these bedrooms is dependent on an extension to be assessed under a separate planning application.

Relevant Planning History:

03/00794/FULL - Demolition of existing buildings and construction of a 54 bedroom Residential Care Home incorporating 13 off road car parking spaces and hard and soft landscaping

STATUS: Application Permitted 25th February 2004.

03/00795/CAC - Application for Conservation Area Consent for demolition of existing buildings on the site in connection with the construction of a 54 bedroom Residential Care Home, incorporating 13 off road car parking spaces and hard and soft landscaping

STATUS: Conditional Consent 28th August 2003.

05/0617/FULL - Erection of an electrical sub-station, screen wall and planting within front forecourt area

STATUS: 11th July 2005.

07/1444/FULL - Enclosure of entrance porch.

STATUS: Conditional Consent 24th January 2008.

AWDM/1494/25 - Alterations and extensions to existing care home to provide additional bed spaces, including construction of single storey glazed link extension to southwest elevation, three storey extension to southeast elevation and installation of solar panels to existing flat roof and south west roofslopes.

STATUS: Pending Consideration .

Consultations

The **Highway Authority** has commented as follows:

This application is for two storey extension to provide two bedrooms to the front/southwest elevation. The site is located on Wykeham Road, an A-classified road subject to a speed limit of 30mph.

The LHA has also provided comments on AWDM/1494/25 for alterations and extensions to provide 5 additional bedrooms for the existing care home. No highway

safety concerns were raised to that proposal, subject to a construction plant and materials condition. The application is still under consideration.

The LHA would not consider that this proposal would result in a material intensification of use of the site access. No alterations to the existing parking arrangements are proposed. There appears to be sufficient parking provision available.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition should be applied:

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Southern Water has made the following comments:

Thank you for your correspondence, please see our comments below regarding the above application.

Connection to public sewer

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk> and please read our New Connections Charging Arrangements documents which are available on our website via the following link: <https://www.southernwater.co.uk/developing-building/connection-charging-arrangements>

We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

Surface water discharge proposed to existing watercourse

The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse.

Tree planting

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains.

Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" (https://www.southernwater.co.uk/media/pddob0vn/ds-tree-planting-guide-1_nwm.pdf) and the Sewerage Sector Guidance (<https://www.water.org.uk/sewerage-sector-guidance-approved-documents/>) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

Condition: In order to protect public apparatus, Southern Water requests that if consent is granted, the following pre commencement condition is attached to the planning permission; The developer must advise the local authority (in consultation with Southern Water) of the landscaping proposals in proximity of public apparatus in order to protect it in accordance with Southern Water's guidance, prior to the commencement of the development.

*For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)
Website: [southernwater.co.uk](https://www.southernwater.co.uk) or by email at: SouthernWaterPlanning@southernwater.co.uk*

The Council's **Drainage Consultant** requested confirmation regarding the proposed method of discharge for surface water before commenting further.

The Council's **Environmental Health Officer** has recommended conditions to control construction hours and a construction management plan in the interests of residential amenity.

Representations

Six representations have been received from the families of existing residents who occupy the care home objecting to the proposed development. Some of which refer to the impact of application AWDM/1494/25 which is to be considered separately. Comments in relation to the current application AWDM/1544/25 are summarised as follows:

- Overdevelopment
- Conversion of existing rooms and extensions would remove amenities that are currently well used. The existing living spaces, gardens and facilities are important to residents living with dementia or alzheimer's and their visitors and are frequently used. Visitors lounge is also used for staff training.
- Opportunities for residents to spend time outside will be lost if the garden is built on and use of communal lounge would be lost and outlook enclosed. This would impact health and wellbeing.
- Impact on parking congestion, parking is used by visitors, deliveries and maintenance, lack of disabled parking

- Impact of construction noise, disruption, dust and activity on vulnerable residents and their daily routines and environment which are particularly important to these patients, increased pressure on staff to deal with this impact
- Bathroom windows enclosed
- More staff would be required to meet demands of additional residents
- The plans have not been communicated to residents by the care home.
- Inaccurate room numbers and entrance layout indicated

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023):

SP1 (Presumption in Favour of Sustainable Development)

SS1 (Spatial Strategy)

DM1 (Housing Mix)

DM2 (Housing Density)

DM5 (Quality of the Built Environment)

DM15 (Sustainable Transport and Active Travel)

DM16 (Sustainable Design)

DM17 (Energy)

DM18 (Biodiversity)

DM20 (Flood Risk and Sustainable Drainage)

DM24 (The Historic Environment)

National Planning Policy Framework (MHCLG 2024)

National Planning Practice Guidance

Shakespeare Road Conservation Area Appraisal

Planning Assessment:

The NPPF requires Local Plan policies to deliver a wide choice of quality homes by planning for a mix of housing based on current and future demographic projections, market trends and the differing needs of various sectors of the community.

Policy DM1 of the Worthing Local Plan seeks to deliver sustainable, mixed and balanced communities based on consideration of up to date evidence of housing needs and demands to help determine the most appropriate housing mix based on the character and location of the individual site. The Strategic Housing Market Assessment suggests that in the period to 2036 Worthing has a need for 1,601 additional market and affordable dwellings to provide housing with support or housing with care and a maximum of 435 additional care bed spaces. DM1 states that to meet the needs of older people, housing with support and housing with care should be prioritised over care bed spaces. These should be in both affordable and market tenures in accessible and suitable locations close to local services.

However, this is an established care home site, and it is understood that the home meets a specific need for dementia care as outlined in the applicant's supporting statement. The principle of extending the existing care home which would make a small contribution to meeting the need for additional care bed spaces within an established care home site in a sustainable location can be supported in principle.

The key considerations are the effects of the development on visual amenity and on the character and appearance of the conservation area, the impact on residential amenity, highway and parking considerations, and sustainability.

Visual Amenity and impact on the conservation area

Linfield Care Home is a modern purpose built care home that was designed as two architecturally different buildings with a subservient glazed link element between affording connectivity between the two elements. The materiality of both elements represents a local vernacular including mock tudor detailing to the first floor and dormer gables with black painted timbers and white infill panels, brick ground floor with contrasting red brick dressings to the windows; the second design has red brick to the ground floor with red gauged brick dressings to the windows openings; to the first floor plain and scalloped vertical tile hanging creating a banding effect. Both properties have plain tile covering to the roof slopes vertical hanging tiles with brick chimney stacks providing a pleasing addition to the roofscape.

Whilst modern both elements possess a reference to the local vernacular and typology.

The link is contemporary in its appearance with glass and rendered façade, glass and metal balustrade to the flat roof, set well back from the adjacent buildings and notably the chimney stack of the south eastern block it serves as a lightweight infill that facilitates visual separation of the adjoining elements in the approaches along Wykeham Road.

The buildings are contained within Shakespeare Road Conservation Area and from the recreation grounds to the north and north east, glimpsed views between the canopy of the matures trees that line the boundary are visible. This visibility is applied in the winter months.

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

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, 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.

Policy DM24 of the Worthing Local Plan requires that:

a) Where development affecting any designated or undesignated heritage asset is permitted, it must be of a high quality, respecting its context and demonstrating a strong sense of place.

b) Proposed development should take account of the information and guidance in Worthing's Conservation and Heritage Guide (which will be updated and periodically reviewed).

Designated Heritage Assets

c) Development should not adversely affect heritage assets or its setting (including important views that contribute to its setting). Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, the Council will refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Where proposals may result in harm to a designated asset a Heritage Impact Assessment (HIA) must be submitted describing the significance of any heritage assets affected, including any contribution made by their setting.

d) Planning permission and/or Listed Building consent will only be granted provided that the appearance, significance, or historic character of the Listed Building is not adversely affected. The reinstatement or replication of original features such as windows or doors will be supported. Materials used must be consistent with those originally used or typical of the locality. Change of use may be supported where this secures the retention of a building of historic architectural interest where it could otherwise be lost.

The proposed development is for the construction of a two storey extension to the existing contemporary link between the two architecturally distinct elements that form the care home.

These works will affect the principal elevation viewed from the approaches along Wykeham Road and will subsume the chimney stack at ground and first floor level of the south eastern element. Furthermore the proposed extension will infill the existing and resulting in a negligible recess to the north western element.

The architectural intent is to reference the modern contemporary link element and in doing so it is considered that the contrasting architectural form in this situation increases the prominence of this element so that the two architectural distinct blocks are visually seen as a single entirety resulting in an unacceptable mass and scale to the built typology along Wykeham Road.

The proposed extension will subsume the chimney stack of the southeastern block for its complete height; the chimney stack is visually prominent in the streetscene and is considered to positively contribute to the sense of separation of the two principal blocks.

On this basis the Council's Heritage Consultant has raised an objection to the proposals and considers that the proposed development would result in less than substantial harm to the character of the conservation area. In accordance with

paragraph 215 of the NPPF, the harm must be weighed against the public benefits of the scheme. The provision of two additional bedrooms is considered a public benefit of the scheme but does not outweigh the harm caused to the conservation area contrary to the NPPF and policy DM24 of the Worthing Local Plan.

No comments have been received from the Council's Tree Officer but would have been pursued if the application was found acceptable in other respects. Tree protection measures would nevertheless be required during construction and could be secured by condition if the application was approved.

Residential Amenity

Having regard to the increase in bedrooms proposed, in the context of the existing care home which provides up to 54 bedspaces, it is considered that the proposed extension would not represent a significant intensification of the use of the site or pose any significant threat to residential amenity in this respect.

The proposed extension would be an infill extension positioned away from site boundaries with neighbouring dwellings and where it would be relatively remote from neighbouring buildings and sufficiently separated from dwellings opposite. Given its scale and this relationship, it is considered that the impact arising from the physical extension would not pose any significant threat to the amenities of neighbouring occupiers.

The comments in representations in relation to the impact of the proposals on the existing residents are noted. The change from a lounge to a bedroom forms part of the other application and is not assessed further here.

The proposal would result on the loss of the landscaped area to the frontage of the existing glazed link, which is a mix of planting and gravel areas, and outlook over this space from the dining room and lounges. This would not directly impact the outlook from existing bedrooms but it is acknowledged that the bathroom windows of three affected bedrooms would be blocked up as a result of the proposed extension. However main windows to those bedrooms would not be directly affected, with the extension sufficiently remote from those windows and would not cause any significant loss of amenity to occupants of those rooms as a result of the proposed extension. Side windows to the upper floor lounge would be blocked up as a result of the proposals but adequate light and outlook would remain to this room and for the communal dining room to the rear.

It is acknowledged that construction phases of the proposed development would be particularly disruptive to residents as noted in the representations. This can be managed by a construction management plan to limit the impact of noise, dust, vibration and traffic on occupiers and to limit hours of construction, which could be secured by condition if approved. The applicant has provided a supporting letter in response to concerns raised by the families of residents which outlines measures to minimise disturbance and the impact on residents during construction. The individual requirements of residents and their specific needs would be the responsibility of the care home and through its management of care and of the project.

Access and Highways

The site is considered to be in a sustainable location, within walking distance of local services and facilities and public transport connections to the wider area. No alterations are proposed to the existing car or cycle parking arrangements on site. The Highway Authority does not consider that the proposal would result in any material intensification of the use of the site and raises no concerns in terms of parking or highway safety subject to a condition controlling site set up and access during construction which could be secured in the interests of highway safety if the application were approved.

Sustainability

In relation to flooding and drainage, parts of the site are susceptible to surface water flooding. Further information has been requested by the Council's Drainage Consultant in respect of surface water drainage and had the application been considered acceptable in other respects this would have been pursued. Foul and surface water drainage details could be required by condition if approved.

The applicant has outlined sustainability and energy efficiency measures in the supporting statement including the following:

- *Specification of sustainable materials, including re-used; recycled and/or greener materials. Timber is to be from Forest Stewardship Council (FSC) certified sources.*
- *All development must meet the prevailing Building Regulations requirements. The development will be brought forward under Part L 2023. Therefore, greatly improving the fabric heat loss and energy consumption*

The new two storey extension will be designed to achieve high levels of energy performance with a targeted reduction of 10% in CO2 emissions, incorporate the following design features;

- *Exceed the minimum fabric requirements of Approved Document L2 of the Building Regulations*
- *Openable windows have been provided for natural ventilation.*
- *Include 100% low energy lighting.*

All new development should incorporate design measures where appropriate to minimise excessive solar gain and maximise opportunities for passive cooling through natural ventilation and other passive means to avoid contributing to the urban heat island effect and reduce vulnerability to overheating. Sustainable design and energy efficiency measures could be secured by condition if approved.

Recommendation:

REFUSE for the reason:-

The proposed development would, by reason of its siting, form and design, represent a dominant and unsympathetic form of development detrimental to the visual amenities of the building and would result in an unacceptable level of harm to the

character of the conservation area. As such the proposed development would be contrary to policies DM5 and DM24 of the Worthing Local Plan and the relevant paragraphs of the National Planning Policy Framework.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority has a pre-application advice service in respect of any future application for a revised development.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Rebekah Hincke Date: 04.02.2026

Authorised by: Louise Prew Date: 04/02/2026