Miss D J Haworth & Mr. A D Fitzpatrick
45 High Street
Tarring
Worthing
West Sussex
BN14 7NR

22th August, 2025

Amanda Haslett
Adur & Worthing Councils
Development Management
Place Directorate
Worthing Town Hall
Chapel Road
Worthing
West Sussex
BN11 1HA

Subject: Objection to Planning Application **AWDM/0956/25**

Rooms in roof consisting of rear dormer

43 High Street, Worthing BN14 7NR

Dear Amanda,

Thank you for your letter 11th August, 2025 advising us of the above planning application, and providing the opportunity to view and assess the proposed development plans. We wish to register our comments and formally object to the proposed dormer extension at 43 High Street, BN14 7NR, located within the **Tarring High Street Conservation Area**, and which adjoins our property, 45 High Street, BN14 7NR. Our objections are based on the conservation area guidance and local planning policies:

1. **Disrespects the Integrity of the Tarring High Street Conservation Area Boundary**

   The planning application focuses on the unchanged front elevation of 43 High Street and implies that, as the proposed extension cannot be seen from the street it should be given consideration. Without question, an application of this nature would not be permitted on the front elevation of 43 High Street. We would like to remind the Planning Officers that the entire property at 45 High Street and the majority of the property at 51 High Street cannot be seen from the street, however both properties are within the Conservation Area boundary and subject to all the relevant restrictions and protections. The fact that the proposed

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extension will not be visible from the street cannot therefore be used to justify granting permission for this development. We ask you to consider this planning application placing equal significance to all elevations of the property because all elevations are within the Conservation Area boundary and contribute to the unique character of the area.

2. **Undermines the Historic Roofscape**

The Tarring High Street Conservation Area Appraisal emphasises the importance of maintaining the traditional roofline and historic character of the area. The appraisal also notes "Properties in the High Street are typically two-storeys with steep pitched roofs". The proposed dormer would add a third floor to this single property disrupting the pitched, roofscape. Whilst the planning application describes that the dormer extension would sit below the current roofline, the drawings illustrate that this statement is only true for the front elevation. Both the side and rear views would be significantly distorted by the introduction of a boxy, modern feature that clashes with the established historic fabric. The relevance of the roofscape is even more important in today's modern world when the prevalence of aerial photography is only a click away.

3. **Harms the Architectural Character with Disproportionate Scale and Visual Intrusion**

The appraisal highlights that Tarring's High Street features traditional materials e.g., timber sash windows and slate, clay tile, or Horsham stone roofing materials, which together create a cohesive, historic roofscape. The planning application for this large modern dormer indicates that the intended material is "zinc cladding or similar", incorporating an oversized, modern, full length, picture window with slimline frame. The design, size and intended materials would visually dominate and detract from the characteristic architectural elements that the Tarring High Street Conservation Area seeks to preserve. Furthermore, the dormer and the proposed picture window appear out of scale and dominant, conflicting with Worthing's Guide to Residential Development SPD (2013) which stresses the requirement for a harmonious relationship with the existing form, and demands those new developments respect local scale and appearance.

4. **Overlooking / Loss of Privacy**

We challenge the statement on that planning application that "the loft extension is not directly visible to and does not overlook any neighbouring properties". It will

be directly visible to all occupants and visitors to 45 High Street and potentially residents of neighbouring properties. The dormer's proposed full length, picture window will provide a direct line of sight into both the master bedroom and sitting room of 45 High Street as well as extending the current view over the drive and private rear garden. The height and scale of the proposed window will offer panoramic views of the broader neighbourhood and is likely to compromise the privacy of other properties in the High Street and beyond. This represents an unacceptable level of overlooking. It is our understanding that this proposed development would breach the guidance in Worthing's Guide to Residential Development SPD (2013) that requires neighbourly privacy and amenity to be respected.

5. **Sets a Dangerous Precedent**

   No 43 High Street is the end property of five Edwardian terraced homes, all of which have the same original roofline. Approving this development risks encouraging similarly intrusive rooftop alterations both in the terrace and the wider Conservation Area. This will gradually erode the historic character and significance of the area. As there are no other structures of this nature in the Conservation Area, it is reasonable to conclude that the governance applied in the past has been effective, and the current restrictions remain fit for purpose.

Summary

The proposed dormer and picture window would:

- Undermine the roofscape and architectural harmony that the Tarring High Street Conservation Area Appraisal seeks to preserve.
- Breach basic neighbour amenity standards around privacy.
- Contravene local planning policies on design, material and conservation.

For these reasons, we respectfully ask that the council refuse this application.

Yours faithfully,

[redacted]

Deborah Haworth & Andrew Fitzpatrick