

PLANNING STATEMENT

29-31 RICHMOND ROAD, WORTHING, BN11 1PN

**DEMOLITION OF CAFÉ UNIT AT NUMBER 29 AND COU TO
FORM NEW RESIDENTIAL GARAGE AS PART OF NUMBER 31,
CONVERSION OF FORMER DONKEY STABLE TO FORM
ANCILLARY SPACE TO RESIDENTIAL DWELLING INCLUDING
SMALL SIDE EXTENSION. RELOCATION OF DROPPED KERB**

PLANNING, DESIGN AND ACCESS STATEMENT

16th JULY 2025

1. SITE AND HISTORY

- 1.1 Number 31 Richmond Road is an existing residential dwelling with the frontage off of Portland Road. To the east is number 29 Richmond Road. This was a former café (Use Class E) fronting Richmond Road, with a small, covered area to the west of this unit which also utilised a former donkey stable as part kitchen, part storage serving the café.
- 1.2 Both properties are within the Chapel Road Conservation Area but are located outside the designated Town Centre Area and does not constitute a primary shopping area or frontage.
- 1.3 The café at number 29 ceased trading in May 2022.
- 1.4 Agent Clifford Dann marketed the café since its closing until 2024 with little interest or secured leases. (property particulars have been included in this application)
- 1.5 The applicant purchased the freehold of number 29 on 9th October 2024. (Land Registry deed has been included in this application) The café was therefore vacant and marketed for a period of 30 months.
- 1.6 Number 29 is a flat roof single storey building. To the east number 27 is retail of two storeys and pitched roof, further along number 25 is currently under construction to mirror the shape of number 27 to form a double storey garage/store and then further to the east there are small single storey retail units of brick and stone build.
- 1.7 Number 29 has an area of 89 square metres inclusive of the former café unit, the covered side area formerly used for external seating and the outbuilding to the south which was a former donkey stable and was used as the café kitchen and storage. This building is in a bad state of repair and has deteriorated since being vacant. The proposal seeks to refurbish and maintain this historical structure.

2. PROPOSED DEVELOPMENT

- 2.1 The development ultimately seeks to encompass number 29 into C3 residential use as part of the dwelling at number 31.
- 2.2 The existing building at number 29 (the former café fronting Richmond Road) will be demolished to make way for a new brick built garage for vehicular storage for number 31. The design will mirror that of numbers 27 and 25 Richmond Road, with the pitched roof but be only single storey due to a side window to number 27 at 1st floor. This structure will be in keeping with this row of properties and enhance this part of the conservation area. The roof will be finished in slate with decorative tile details and finials to the ridge to match the surrounding properties.
- 2.3 The existing covered area will then be walled off in matching brickwork to the existing buildings to this side of Richmond Road offering privacy for the increased external area to number 31.
- 2.4 The existing boundary wall between number 29 and number 31 will be removed.
- 2.5 The existing former donkey stable will be refurbished and maintained as an outbuilding ancillary to number 31 to be used as a garden room ancillary to the main dwelling at number 31.
- 2.6 The existing WC will be retained and opened into the outbuilding and extended to the north to link into the new garage with a pitched roof. The proposed tiles will be slate to match the existing property roofs in the area.
- 2.7 Conservation roof lights will be added to the outbuilding to allow natural light into the unit.
- 2.8 The existing dropped kerb serving the covered area of the former café will be removed with a new dropped kerb installed in front of the new garage.

3. SUMMARY

- 3.1 It is felt that the proposal to construct a new brick garage structure to replace the old, tired structure and unsightly covered yard of the disused café will bring a welcome enhancement to the character and appearance of the Chapel Road Conservation Area. The former café, and ancillary buildings which had fallen into disrepair and no longer contributed positively to the

streetscape, will make way for a building and boundary treatment that respects the context of the area.

- 3.2 The new structure will be built using high-quality traditional brickwork carefully chosen to complement the surrounding architecture. Its modest scale and considered design will sit comfortably within the established urban fabric, augmenting the character of the conservation area while providing a functional and visually appropriate use for the site.
- 3.3 Overall, this redevelopment represents a positive step in the ongoing preservation and improvement of Worthing's historic core, helping to maintain a historic structure and making valuable use of currently un-used space within the town centre.



Number 29 with number 27 to the left. New garage under construction further along at number 25.



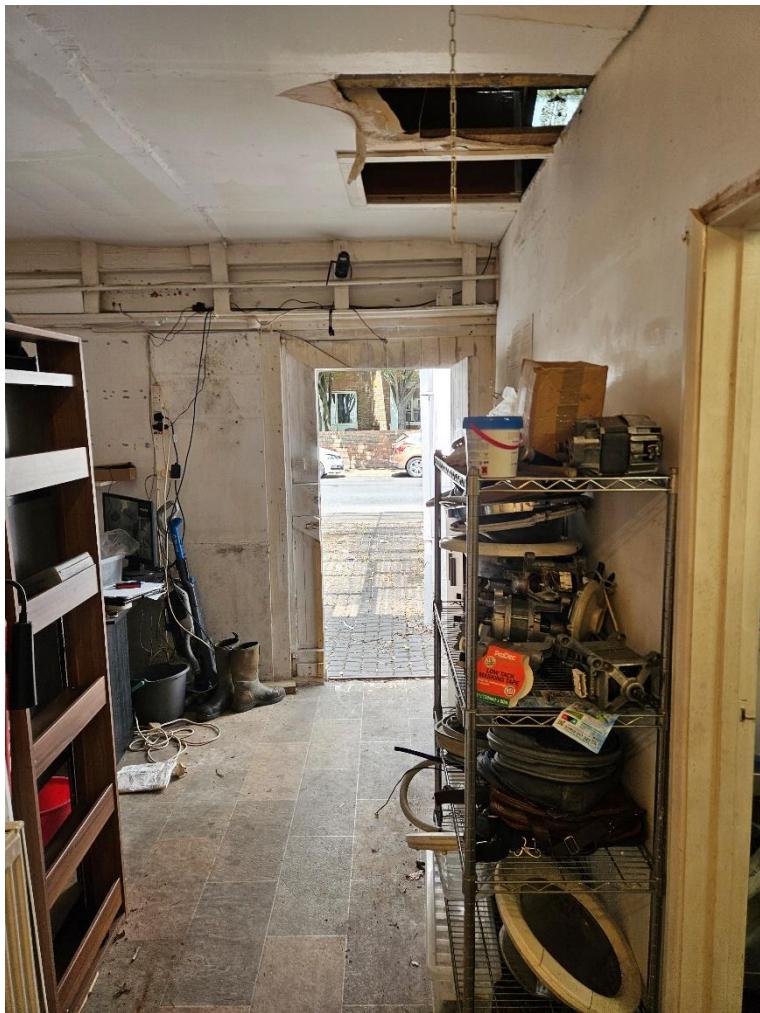
View down Richmond Road looking west towards number 31 on the corner of Portland Road



View looking east down Richmond Road



Looking south down covered area towards 'donkey stable'



Internally the 'donkey stable' is in a part state of repair



Dis-used kitchen of former café



Existing WC



Existing courtyard of number 31 east towards covered area to number 29



Google image from June 2024 showing 'for lease' sign in place.



Overhead view