

Development Management – Delegated Officer Report

Application Number: AWDM/0078/26

Recommendation – APPROVE

Site: 14 Ambrose Place Worthing West Sussex BN11 1PZ

Proposal: Removal of shed and replacement with a new shed; garden landscaping including hardstanding and boundary treatment (part retrospective)

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Site: 14 Ambrose Place Worthing West Sussex BN11 1PZ

Proposal: Listed Building Consent for removal of shed and replacement with a new shed, and landscape garden design including hardstanding and boundary treatment (part retrospective)

Date of site visit: 05/02/2026

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

This house is located on the north side of Ambrose Place and has a second garden on the south side of the road. It is a three storey mid-terrace property with a lower ground floor and rooms in the roofspace including a rear dormer. The terrace has deep gardens that back on to Richmond Road.

The property is a Grade II Listed Georgian building and is located within the Chapel Road Conservation Area. The property has the following listing:

AMBROSE PLACE (North Side) 1. 5406 Nos 1 to 14 (consec) including sections of railings along the front TQ 1402 NE 3/23 11.10.49. II GV 2. Between 1814 and 1824. Built by Ambrose Cartright. 3 storeys and basement, with area. 2 windows each. Stuccoed. Cornice and parapet. Wooden balconies with canopy on 1st floor, the balconies supported by 4 slender columns to each house. Nos 6, 12 and 13 retain their original trellised wooden porches which fill the space between the 2 right hand columns in these houses. The other doorways which have not been altered have fluted frames and very narrow rectangular fanlights. Apart from the porches, only Nos 1, 2, 6, 7 and 10 to 14 have their facades more or less as originally built. Nos 3, 5 and 9 have had later iron balconies substituted for the wooden ones. No 4 has had a bay on the 2nd floor and an extra storey added. No 5 lacks a storey, and No 8 has had a later bay added on ground and 1st floor and also a porch. No 14 is quite different from the other houses, being bow fronted with an iron hooded balcony, Doric

pilasters above this, arcading to 2nd floor windows, an attic storey with dormer windows behind the parapet, and a porch with Doric columns, but the house is original and not altered. Most of the houses have cast iron railings along the pavement and to either side of the front space and basement areas. All have finials of javelin form, but some are of lighter scale than others. No 1 has light railings along the east only (with a fluted terminal post); No 4 heavy railings to the front and west; No 5 has railings decorated with anthemions etc, to the steps; Nos 5 and 8 have heavy railings to the front; No 8 to the right also; Nos 9 and 10 have light railings to the front and west, and fluted posts at the angles and entrances; No 12 has heavy railings to east and west and fluted angle and entrance posts; No 14 has heavy railings to the front, east (with gap) and west and 4 piers with elliptical caps. Nos 1 to 15 form a group.

There are a number of TPO trees within the front garden. (77/00007/TPO)

Proposal

The proposal involves works to the garden and boundary treatment to the south side of Ambrose Place.

The planning and heritage statement describes the works as

“The landscape scheme at 14 Ambrose Place, has been designed to be sympathetic to the overall feel of the front gardens on the street, focusing largely on soft landscape enhancements, including the reinstatement of a central lawn area. The existing worn palisade fence on top of the existing brick wall to the western boundary is proposed to be replaced with a new square trellis (double-sided), to the same height, and with comparable visual permeability.

All other boundaries are proposed to remain as existing.

A no/minimal dig approach has been taken, using established methods and build-ups to ensure the protection of existing tree roots. New hard landscape is limited and largely comprises permeable gravel paths that provide circulation, as well as clear edges for ease of ongoing maintenance. These paths are to be edged using 6mm steel edging with no foundation required. Any raised planters are filled 50% with void former and supported by stabilisation grids to prevent compaction.

Planting largely comprises groundcover planting to naturally prevent weed growth and will contain a number of species within the RHS 'Plants for pollinators list. Additional shrub planting would also be included to softly and naturally reinforce garden edges/boundaries. Shrub planting would also include pollinating and fruiting species as a further asset to local biodiversity.

The replacement shed has been designed to be visually unintrusive, located in the southwest corner, it will be viewed against the tall 6 Storey South Field House and must be considered to cause no harm to the heritage asset.

The garden shed is to be constructed in a minimal form to allow the garden to be the main focus. The elevations will be finished in random vertical timber slats of western red cedar (fig15). This will be unfinished and allowed to naturally weather to a grey/silver shade (fig16).

Relevant Planning History:

AWDM/1509/24: Approval of Details Reserved by Condition 4 (gate and fence details) of Application AWDM/0944/24. Approved 21 Jan 2025

AWDM/0945/24: Application for Listed Building Consent for removal of existing timber picket fence and erection of new metal fence and gate. Approved 04 Nov 2024

AWDM/0944/24: Removal of existing timber picket fence and erection of new metal fence and gate. Approved 04 Nov 2024

TPO applications for works to trees within the southern garden

AWDM/0397/23 - Proposed erection of summer house in front garden south of 14 Ambrose Place involving removal of two trees. Refused for the following reason:

1. The size, scale, position and materials of the proposed building and the associated loss of trees which would result would cause unacceptable harm to the setting of the listed terrace and would unacceptably detract from the character and appearance of the Chapel Road Conservation Area as well as setting a precedent for similarly unacceptable development of the open gardens on this side of Ambrose Place. The proposal is therefore contrary to policies DM5, DM23 and DM24 of the Worthing Local Plan, the Chapel Road Conservation Area Appraisal and the relevant paragraphs of the National Planning Policy Framework

Consultations:

Conservation consultant:

No objection - harm is negligible or mitigated

Ambrose Place possesses a notably elegant character. This residential street, located within the town centre, features Nos. 1–15 on the north side as a cohesive and nationally listed group. The houses are set behind front gardens, which are separated from the dwellings by a roadway. Built in the early 19th century, the terrace displays a consistent architectural rhythm and a pronounced vertical emphasis, while still allowing for distinctive detailing between individual buildings or paired units.

The street relates more closely to the predominantly residential areas to the west—where a strong sense of community character remains intact—than to the commercial and civic functions found in other directions.

It should be noted that the terraced properties of Ambrose Place, together with their detached south-side gardens, fall under an Article 4 Direction. This designation requires that planning permission be sought for certain minor works where they would front Ambrose Place, in order to safeguard the character and appearance of the Conservation Area. Such works include alterations to curtilage structures, hard surfacing, and changes to boundary enclosures.

The property is Grade II Listed by English Heritage in October 1949 as follows: "Ambrose Place (1 to 14 consec.) INCLUDING SECTIONS OF RAILINGS ALONG THE FRONT AMBROSE PLACE 1. 5406 (North Side) Nos 1 to 14 (consec.) including sections of railings along the front TQ 1402 NE 3/23 11.10.49. II GV 2. Between 1814 and 1824. Built by Ambrose Cartright. 3 storeys and basement, with area. 2 windows each. Stuccoed. Cornice and parapet. Wooden balconies with canopy on 1st floor, the balconies supported by 4 slender columns to each house. Nos 6, 12 and 13 retain their original trellised wooden porches which fill the space between the 2 right hand columns in these houses.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when considering whether to grant listed building consent, to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when considering whether to grant planning permission, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

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.

In respect of the replacement shed, this is a structure within the curtilage but clearly is a post 1948 development and as such it does not require listed building consent only Planning Permission. It is noted both the existing and proposed are set back to the far end of the garden and plantings are proposed to mask the sheds appearance. In considering both the setting of the listed buildings and reasonable amenity requirements the proposed would not cause harm over and above what is already present. The same conclusion can be reached in relation to the base proposed for the shed, therefore in relation to this aspect there is no objection.

The boundary treatment that contains the garden plots along Ambrose Place is varied, with particularly small dwarf walls of flint to other of brick or stucco finishes. In many cases the boundary wall is absent and parking for vehicles has been provided. Boundaries separating each garden is varied also with many being simply of shrubs with some fencing of varying qualities present.

The existing plan shows a set of double gates that were recently granted LBC and Planning Permission under a different scheme and therefore do not form part of this proposal.

The picket fence set on top of the flint wall to the west is encloses the end of the terrace of garden spaces. It is not agreed that the proposed would give the same degree of openness as the existing but nevertheless is the end of the garden terrace and faces a access pathway. When considering extent of harm, when compared the existing arrangement to the west, which is also a later addition, the proposed would not bring about an increase in harm or indeed cause more harm than the existing arrangement as such this element of the proposed, whilst providing limited enhancement, is considered to be acceptable. In terms of the planting and layout arrangements there is no heritage objection.

Recommendation: Having regard to sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 it is considered by virtue of design, appearance and layout would preserve the setting and architectural and historic interest of the listed building, and preserve the character and appearance of the conservation area. As such the proposal is considered to accord with policy DM24 of the Worthing Local Plan and paragraph 135 and 213 of the NPPF.

Worthing Society:

Thank you for requesting our comments in respect of the above mentioned planning applications which concern the garden of a Grade II Listed Building within the Chapel Road Conservation Area (CA). The property is part of a landmark listed terrace within the CA. The houses each have a south side

garden which is an important element of the CA. The Conservation Area Appraisal. Document states:

Ambrose Place

No other street in Worthing has the elegant character of Ambrose Place. It is a residential street in the town centre with Nos. 1-15 on the north side comprising a listed group. Front gardens are separated from the houses by a road which is heavily parked.

The Ambrose Place terraced properties together with their detached, south side gardens, are also subject to an Article 4 Direction. There are some trees which are subject to a Tree Preservation Order (TPO).

We have reviewed the comments from both the Senior Tree and Landscape Officer and the Conservation Officer. We concur with their assessment of the proposed landscaping works and the measures in place for the protection of the trees which are subject to TPO's.

In summary the Society has no objection to the proposed Planning Applications

Tree officer: Thank you for your email, from looking at the plans consideration has been given to existing trees and their RPAs by use of load bearing flexible porous subsurfaces in the form of Cellweb or similar. This should ensure that any path or hard standings does not affect the TPO trees.

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM23, DM24
National Planning Policy Framework (MHCLG 2023)
Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Chapel Road Conservation Area Appraisal

Planning Assessment

There is no objection in principle to extensions and alterations to residential properties within the built-up area. The key considerations are the effects on the heritage assets and residential amenity.

Impact on heritage assets

The Planning (Listed Buildings and Conservation Areas) Act 1990 states that the local planning authority should have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess, and special attention shall be paid to the desirability of preserving or enhancing the character or appearance of

conservation areas. The NPPF, further emphasises that when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Policy DM24 states that 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. It also states that development in Conservation Areas will be required to be of a high standard of design and materials so as to respect, preserve and enhance the character and appearance of that area, and preserve important features.

Policy DM5 seeks to ensure all new development is of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area.

The Chapel Road Conservation Area character appraisal provides the following assessment of Ambrose Place:

From 1814 through to circa 1826 Ambrose Place was developed piecemeal westwards from St Paul's Church by the builder Ambrose Cartwright. The houses have detached front gardens and although varied in their designs form one of the most attractive Regency terraces in Worthing.

No other street in Worthing has the elegant character of Ambrose Place. It is a residential street in the town centre with Nos. 1-15 on the north side comprising a listed group. Front gardens are separated from the houses by a road which is heavily parked. Constructed in the early 19th century, the terrace exhibits common features throughout with a strong sense of verticality, although the architectural detailing of each building or pair of buildings is distinct. Ambrose Place relates more closely to the areas to the west, which largely retain their residential community character, than to the commercial and civic uses which exist in other directions.

Note: The Ambrose Place terraced properties, together with their detached, south side gardens, are subject to an Article 4 Direction. This designation means a planning application must be made for certain, relatively minor works in the interest of the character and appearance of the Conservation Area. These works include curtilage buildings, hard surfacing and changes to means of enclosure, where such development would front Ambrose Place.

Enhancement Opportunities:

- *Enhance the listed group 1 to 15 Ambrose Place by reinstating original features or details where these are missing to the detriment of the building's special interest, for example, iron railings, and remove any features which detract from the buildings' special interest.*
- *Encourage the enhancement of the detached, south side gardens by reducing the amount and prominence of hard surfacing and increasing the prominence of greenery and planting. Where existing car parking must be retained, gravel, slab strips, or grass-through-concrete surfaces*

would be preferable. Reintroducing a suitable low means of boundary enclosure, with gates, would also bring enhancements in some cases.

The conservation area appraisal encourages enhancements to the southern gardens to reduce the amount and prominence of hardstanding and increasing the prominence of greenery. The garden is approximately three times the size of the gardens to the east and contains several protected trees of individual and group value. It is one of the main gardens on Ambrose Place which retains its verdant nature and is prominent at this end of the street due to its scale compared to the neighbouring gardens.

The works require planning permission due to the Article 4 direction covering the site. The previously refusal application was for a larger summer house, whereas this application seeks consent for a smaller shed with no changes to the existing concrete base. The shed is of a modest scale and will replace an existing shed which is currently considered to have a minimal impact on the garden. The materials of cedar are appropriate for this garden setting. The plans have been updated to clarify that the rainwater goods and shed door would be black.

As noted above by the conservation consultant, the trellis does not provide the same degree of openness but given the context and existing fence, the proposed would not bring about an increase in harm or indeed cause more harm than the existing arrangement. As such this element of the proposed, whilst providing limited enhancement, is considered to be acceptable.

The Council's tree officer was consulted and had no objection noting that the landscaping scheme has been designed in order to protect the trees within the garden.

The development is therefore acceptable in terms of visual amenity and impact on heritage assets.

Residential Amenity

The proposed trellis replaces an existing boundary treatment. Neighbours to the west are separated from the site by Field Row.

The shed is located to the south-west of the site. It will have no amenity impact to the south as it will be located adjacent to the boundary with the car park of Southfield House. Residential properties to the west are sufficiently set back and the presence of the existing shed minimises the impact.

The hard and soft landscaping will not have any adverse impact on neighbours due to its location to the opposite side of the street from the Ambrose Place houses.

Recommendation

APPROVE subject to Conditions: (householder)

1. Drawing Numbers
2. Standard time limit
3. Materials as specified
4. Trees to be protected during works

APPROVE subject to conditions (listed building consent)

1. Drawing numbers
2. Time limit
3. Protect listed building from damage
4. Make good any damage

Informative

1. Approved following revisions

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

Case Officer: Louise Prew Date: 19/03/2026

Authorised by: Peter Barnett Date: 19 March 2026