



THE WORTHING SOCIETY

President: Anthony Malone

Reply to: Susan Belton
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Selden Lane
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BN11 2BN

Mr Stephen Cantwell
Senior Planning Officer
Worthing Borough Council
Town Hall
Chapel Road Worthing
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26 July 2025
SB/SCM

Email: stephen.cantwell@adur-worthing.gov.uk

Dear Mr Cantwell

WORTHING SOCIETY CONSULTATION RESPONSE

PLANNING APPLICATION AWDM/0484/25: 40 MARINE PARADE WORTHING WEST SUSSEX

Retention of alterations to frontage decking to create access ramp with associated timber wall (1.2m high above edge of ramp), also retention of timber wall at side boundary (2.06m high above the deck and 2.4m above ground level)

Thank you for requesting our comments in respect of the above Planning Application. This building is located in a prominent position within the South Street Conservation Area. It forms part of a landmark terrace in this seafront location. The building has group value with number 41 as both are included on the Local Interest List. The adjoining low front walls are also an important feature.

I have now had the opportunity to discuss the application with our Heritage Team and we consider the proposed alterations will have a negative impact on the Victorian terrace as a whole, and this prominent part of the conservation area.

The existing fencing at 2.06m is already out of character in this seafront location. It was apparently erected without planning consent. In our opinion it should not be retained. An additional fence structure (timber wall) will be overbearing detracting from the façade of the terrace and, in particular, the adjoining property which is, as stated, on the Council's Local List. An unwelcome precedent could be set. We have noted the concerns of near residents and suggest a more modest scheme would need to be considered.

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In summary we object to the application for the reasons stated and submit that the proposal is not consistent with Policies DM 24 and DM 5 of Worthing's adopted Local and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Yours faithfully



Mrs Susan Belton
Worthing Society Chair

Cc: John Head, BSc(Econ), DipTP, MRTPI (Retd) Worthing Society Heritage Team

Cc: Richard Small, Design & Conservation Architect, Adur & Worthing Councils

Cc: Planning Dept, Adur & Worthing Councils (REDACTED)