

Application Number:	AWDM/0445/26
Location:	16 Elm Road Worthing
Proposal:	Change of use from dwellinghouse (Class C3) to large house in multiple occupation (Sui Generis); demolition of side store and construction of single storey side extension; conversion of roofspace including front rooflights
Case Officer:	Rebecca Smith

	Further Information Required
	Design Review Required
✓	No objection - no harm
	No objection - harm is negligible or mitigated
	Objection - less than substantial harm
	Objection - substantial harm
	Objection – Total Loss

Site and Surroundings:	16 Elm Road is located within the Warwick Gardens Conservation Area, a small and tightly defined Edwardian residential enclave situated on level ground to the east of Worthing town centre and approximately 300 metres north of the seafront. The conservation area includes Elm Road, Warwick Gardens, Ash Grove and Wyke Avenue, and was developed in the late 1890s as part of the residential development of the former Warwick House grounds. The surrounding townscape is principally residential and has a dense, enclosed character, contrasting with the busier routes nearby including Brighton Road and High Street. The area is characterised by a coherent group of late Victorian and Edwardian dwellings of modest scale but good architectural quality, generally comprising two-storey terraced or semi-detached houses set to a strong and consistent building line. The prevailing architectural character is defined by brick elevations, pitched roofs, ornamental brickwork and tiling, gables, bays and surviving traditional detailing, including timber windows and decorative glazing where retained. Brick and boulder flint boundary walls are also an important feature of the area's character and appearance, while the evenly distributed street trees help soften the compact urban form. In this context, 16 Elm Road forms part of the wider planned Edwardian residential composition of the Warwick Gardens Conservation Area. Its significance is derived less from individual landmark status and more from its contribution to the consistent rhythm, scale, materials, roofscape and sense of enclosure experienced along Elm Road and within the wider conservation area. Within the grounds of 16 Elm Road there is also a dilapidated garage of late twentieth-century origin, which is considered to be detrimental to the character and appearance of the Warwick Gardens Conservation Area. Accordingly, any external alteration, extension, roof alteration or change affecting the frontage, roofscape, boundary treatment or surviving traditional detailing has the
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	potential to affect the character and appearance of the Warwick Gardens Conservation Area. .
Drawing Errors:	
Comments:	The application proposes the change of use of the existing dwellinghouse from Class C3 residential use to a large house in multiple occupation, falling within a sui generis use. Physical works would include the demolition of an existing garage, the construction of a single-storey side extension, and the conversion of the roofspace, including the insertion of rooflights to the front roof slope. The insertion of two rooflights within the front roof slope would be visible from the public realm and is considered to have a negative impact on the composition and cohesion of the terrace. Such an intervention would disrupt the established roofscape and would not preserve the character and appearance of the Warwick Gardens Conservation Area. The installation is not considered necessary where the rear roof slope could be utilised through revisions to the proposal, thereby avoiding harm to the conservation area's character. As such, the harm arising from the proposed front rooflights is considered avoidable and is not supported. The demolition of the existing late twentieth-century garage is accepted, given its dilapidated condition and detrimental contribution to the character and appearance of the Warwick Gardens Conservation Area. Its removal would therefore provide a degree of enhancement by removing an unsympathetic and visually poor-quality structure from the site. However, while the proposed replacement/addition would represent an improvement over the existing garage to an extent, it is not considered to sufficiently reflect the established character of the conservation area. The Warwick Gardens Conservation Area is defined by a coherent Edwardian residential townscape, consistent building lines, pitched roof forms, brick elevations, traditional detailing and a strong sense of architectural rhythm. The proposed addition does not appear to draw sufficiently from these prevailing characteristics and would not therefore sit comfortably within the established local context. This concern is reinforced when assessed against the National Design Guide's ten characteristics of well-designed places. In particular, the proposal is not considered to respond positively to <i>Context</i>, which requires development to understand and relate well to the site and its wider setting, including local heritage and character. Nor does it adequately respond to <i>Identity</i>, which requires new development to reflect existing local character, including the composition of street scenes, roofscapes, scale, proportions, materials and detailing. The proposal also raises concerns in relation to <i>Built Form</i>, insofar

	as the form and appearance of the addition do not sufficiently contribute to the coherent pattern of development which underpins the character and appearance of the conservation area. Policy DM24 of the Worthing Local Plan requires development in conservation areas to be of a high standard of design and materials so as to respect, preserve and enhance the character and appearance of the area, with conservation area character appraisals used to assess proposals. In this instance, although the removal of the existing garage is accepted, the proposed addition would not adequately respond to the character identified within the Warwick Gardens Conservation Area Appraisal and would therefore fall short of the standard expected by Policy DM24. This is also consistent with Section 12 of the National Planning Policy Framework, which identifies the creation of high quality, beautiful and sustainable buildings and places as fundamental to the planning process. Paragraph 135 requires development to function well, be visually attractive, and be sympathetic to local character and history, while paragraph 139 states that development which is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design. The proposed addition would not sufficiently preserve or enhance the character and appearance of the Warwick Gardens Conservation Area and is therefore not supported in its current form.
Further comment 17/7/26:	The amended plans have satisfactorily addressed the conservation concerns previously raised. In particular, the relocation of rooflights away from the principal/front roof slope reduces their visibility within the public realm and avoids harm to the established roofscape of Elm Road. The revised single-storey extension, including its hipped roof form, reduced width, increased separation from the eastern boundary and amended fenestration/materials, is more sympathetic to the scale, rhythm and character of the host building and the Warwick Gardens Conservation Area. Subject to conditions securing matching materials, detailed joinery/fenestration, flush conservation rooflights and appropriate boundary treatment, the proposal is considered to preserve the character and appearance of the conservation area. Having regard to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the amended proposal is considered to preserve the character and appearance of the Warwick Gardens Conservation Area. The relocation of rooflights, reduced and hipped single-storey extension, improved boundary separation and use of sympathetic materials and detailing address the previous conservation concerns. Subject to conditions securing these details, the proposal is considered to accord with Section 16 of the NPPF, paragraph 135 of the NPPF, and Policy DM24 of the Worthing Local Plan.
Amended Plans / Additional Information Required: <i>[List the amended</i>	

<i>plans/additional information you are requesting, if any]</i>	
Conditions Required: <i>[List the conditions you are requesting, if any]</i>	1. Prior to installation, details and/or samples of the external materials to be used in the development, including: a. bricks, b. roof tiles c. and all new windows, shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details and retained as such. Reason: To ensure the character and appearance of the conservation area is preserved and enhanced, and to ensure compliance with policy DM24 of the WLP 2. All new fascia boards and soffits shall be of timber construction and shall thereafter be retained as such. Reason: To ensure the character and appearance of the conservation area is preserved and enhanced, and to ensure compliance with policy DM24 of the WLP

Simon Richard
Conservation Consultant for and on behalf of Adur and Worthing District Council
17/07/2026