Appeal 6016780

Interested party comments

Appeal type	Planning
Appeal procedure	Written
Appeal site	Land West Of 13 To 15 Farncombe Road, Worthing, BN11 2AY
Agent contact details	Sam Sykes info@eceplanning.com [redacted]
Local planning authority	Worthing
Application number	AWDM/0133/25

Interested party 1

Comments

Dear Sir / Madam
I am writing with reference to the planning application Ref: AWDM/0133/25
Site Address: Land at rear of 13 to 15 Farncombe Road, West Sussex.
I would like to express my Strong objection to the appeal lodged against Worthing Borough Council's refusal of planning permision for this development.
I request that the planning inspector dismiss this appeal based on the following considerations:

1. Overdevelopment in the Farncombe Road Conservation area.
2. Inappropriate Density within a restricted plot which creates an uncharacteristically cramped footprint.
3. Harm to the street scene, this proposed development does not enhance or preserve the character of this historic area whatsoever.
4. Highways, Safety, Access & Traffic constraints
5. Narrow Access & delivery risks as the approach is highly restricted & structurally insufficient for this development.
6. Deficient Parking & Turning Space, the scheme does not provide adequate parking provision for staff & visitors.
7. The lack of vehicle turning circle will require emergency services to reverse onto Farncombe Road causing a risk to pedestrians & other vehicles on the Highway.
8. The Noise & Disturbance from the 4no units in this location will introduce ambient noise which goes far beyond that of a typical domestic family footprint & potentially 24/7 with staff night shifts etc.. causing unacceptable disturbance to all neighbouring properties.
9. Overlooking & Loss of Privacy due to it's position & loss of residential amenity for existing neighbours.

The physical size, access limitations & historic significance of this land means that this proposal represents a severe layout mismatch

for this site. I fully support Worthing Borough Councils original rejection & respectfully urge the Planning inspector to dismiss this appeal,
Yours Faithfully,
Freddy J Ditch
Flat 1, 17 Farncombe Road, Worthing BN11 2AY

Supporting documents No documents

Interested party 2

Comments

I am writing as a resident of an upper floor of 17 Farncombe Road to formally object to appeal AWDM/0133/25. From the elevated perspective of my home, I have a direct unobstructed view across the rear garden of the appeal site.

I request that the Planning Inspector dismiss this appeal on the following grounds:

Impact on No. 17 Farncombe Road

There is no visual screening from an upper floor perspective. The proposed bungalows, hardstanding, and bin storage will directly ruin the open, green aspect across the garden block, conflicting with the Farncombe Road Conservation Area Appraisal. No. 17 derives significant character from its spacious setting and open rear aspect. Squeezing backland development against our boundary severely harms the setting and blocks open views right through the gardens to the south. Introducing 4 residential units, staff facilities, and regular vehicular activity deep into a quiet rear garden will cause direct noise and light pollution.

Material Differences from No. 19 Farncombe Road

The appeal uses approvals for development at No. 19 as a precedent. The plan for 13-15 is fundamentally more intrusive.

The rear annexe at No. 19 is sunken into the ground, protruding only ~50cm above the wall and therefore barely overlooks the rear gardens and views are open. The appeal scheme introduces above-ground bungalows in the main garden area with pitched roofs that protrude significantly higher, creating far greater visual bulk. Development at No. 19 was subject to strict requirements to deliver a net positive environmental impact. Conversely, this scheme proposes the destruction of two large open green garden spaces and addition of extensive hardstanding.

No. 19 has no additional vehicular access. This scheme introduces a driveway, turning area, and parking, bringing severe noise, vehicle clutter, and pollution.

No. 19 is a commercial office. This proposal introduces four continuous 24/7 residential dwellings with staff operations, operating at a far higher intensity of noise and lighting.

	An overgrown garden deemed unsightly in the appeal is a temporary state easily fixed by gardening. Erecting 4 dwellings and concrete driveways causes permanent loss of green space within a Conservation Area. Green spaces even if unmaintained provide critical natural drainage, urban cooling, and habitat Conservation Areas should protect total spatial character—including rear gardens and plot gaps—not just front pavement views. Rear gardens form an essential part of the historic setting of the villas.The scheme directly harms outlook and setting across surrounding private curtilages, upper-floor vistas, and shallow gardens on Madeira Avenue. Obscuring a building behind existing structures still needs conservation requirements to be met and the whole conservation area must be understood. Currently there are no buildings of this height at the rear of the gardens along the majority of the road - between Seadown School and the out buildings at St Johns ambulance - therefore all properties between these sites will be impacted by this interruption of views, as will residents of Madeira Avenue . The scheme represents an unacceptable over-intensification that destroys the traditional deep plot pattern (clearly separated per villa), this defines the layout of Farncombe Road. Introducing backland bungalows fails to preserve or enhance the area, risking turning the Conservation Area designation into an unenforceable label. The two storey extensions to the rear of the building of No 19 and the two storey extension into the garden at No15 happened sequentially. Should previous development within the conservation area be successfully used within planning requests as a reason for a proposed development request or to appeal then this will in turn lead to further erosion of the green spaces in the area. The immediate area already has a high concentration of multi-occupancy properties. No 13, no 15 and No 14-16. Adding further units exacerbates existing pressures on local infrastructure and residential amenity. High-density sites generate excessive noise at non-standard hours from staggered work schedules, visitors, and late-night activity. The proliferation of multi occupancy premises has already led to excessive bin clutter and overspill of refuse. Adding 4 additional units worsens waste management issues. I strongly believe that the proposed backland scheme fails to preserve or enhance the character of the Farncombe Road Conservation Area, causes unacceptable disturbance to nearby residents and harms the setting of neighbouring assets. I urge the Planning Inspectorate to refuse this appeal.
Supporting documents	Media,99413,smxx.pdf (/published-document/229a4d9c-e832-4df9-9030-1c64b129a8a8)

Interested party 3

Comments	With the suggested number of properties there will be an impact on neighbouring properties including mine which backs on the site to be developed. The number of properties will result in loss of privacy and insufficient distances plus overcrowding between neighbours and the proposed developments. It is unclear as to whether there will be adequate access and parking provided.
Supporting documents	No documents