Conservation Officer Comments
Amended Plans or Further Details

Application Number:	AWDM/0867/25
Location:	Highgrove House 32 - 34 Winchester Road Worthing West Sussex
Proposal:	Part two-storey, part single-storey and first-floor extensions to west elevation; second-floor roof accommodation involving 4no pitched-roof dormers to front and sides, 2no pitched roof second floor rear extensions (to accommodate lift and extended stairwell) with rear linking dormer; 6no. rooflights to the existing roof slopes and associated internal alterations to provide 8no additional care rooms
Case Officer:	**Mrs Jo Morin**

	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:	Highgrove House is a residential care home formed from 2no Semi Detched Edwardian houses. The buildings have been subject to some alteration, most notably single storey extensions to the eastern and western ends. Winchester Road lies about a quarter of a mile inland and a similar distance west of Worthing town centre. It runs east from Heene Road, turning 90° northwards to join Richmond Road. The conservation area includes the whole of Winchester Road (except the Heene Road junction) and part of Richmond Road. The Shakespeare Road Conservation Area lies directly adjacent to the north and Heene Conservation Area directly adjacent to the west. The ground slopes perceptibly down towards the sea. Until residential development began circa 1890, the area appears to have been farmland. The houses on Winchester Road are largely late Victorian. On Shakespeare Road and Richmond Road, Edwardian buildings predominate. The Old Coach House, east of No. 17 Winchester Road, might pre-date the other buildings. Alternatively, its different architectural style might be accounted for by, what its name suggests was, its humbler original function. The conservation areas character is one of a late 19th /early 20th century suburban arrangement. Buildings in the area are set back from the treelined roadside, and are arranged predominantly as semi detached pairs or detached villas of generous size. Bay windows, flint boundary walls, dormers and dual piched slate or tile roofs are characteristics that contribute to the sense of place. 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. The proposal seeks to bring the attic space into use to provide a further 8no residential care units (rooms) this also entails the introduction of numerous dormers and rooflights into all elevations and a significant extension to the western end of the building. It is noted that the proposed includes rooflights and dormers to the front elevation/roof slope of the building. Whereas the dormers in principle may not have an adverse impact upon local character (subject to design detail and appearance), rooflights to a front elevation would be detrimental and the conservation area appraisal detailed: *'Remove/discourage uncharacteristic additions (eg porch of No. 11) and discourage the placing of roof-lights or solar panels on major elevations.'* The front roofslope is considered to be a main elevation in this context with clear views from and to the public realm, moreover whereas the dormers correspond appropriately with fenestration set at lower levels, the rooflights will present a somewhat alien and illogical appearance, peppering the roof surface with too many features of differing character. As such this element is not accepted. In respect of the dormers. It is noted that the roof design to the rear will be subject to significant amendment, altering the form of the roof from a dual pitched roof to a mansard roof on the northern slope and retaining the consistent pitch on the southern slope. That alteration of form will be partially visible from Winchester Road and is considered to be uncharacteristic of the conservation area. Similarly the proposed extensions to the west incorporate the use of Crown Roofs (a hybrid of a flat roof with a small pitched element around the edge of the roof) which are wholly uncharacteristic and will be visible from the public realm. It is also considered that the existing arrangement allows space between developments

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	to exist promoting the sense of formal arrangement and respectful layout, the proposed will create an additional massing to the western end, removing that sense of space and remove the symmetry that is a clear characteristic of the buildings form and appearance. Although the massing and extent of change is also significant to the rear, the visibility of such alterations is limited and not likely to cause harm to the character and appearance of the conservation area. However, the proposed alterations to the front of the building and the extensions to the western side will be in public view and will present an alien and uncharacteristic addition to the roofscape and character of the conservation area and as such fail to meet the requirements of Policy DM24 of the Worthing Local Plan and paragraph 135 of the NPPF .

Simon Richard
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Date of Comment 17.11.25