Miss D J Haworth & Mr. A D Fitzpatrick
45 High Street
Tarring
Worthing
BN14 7NR

13th November 2025

Adur & Worthing councils

17 NOV 2025

Business Support

Amanda Haslett
Adur & Worthing Councils
Development Management
Place Directorate
Worthing Town Hall
Chapel Road
Worthing
BN11 1HA

Subject: Continued Objection to Planning Application **AWDM/0956/25 (Revised)**

Rooms in roof consisting of rear dormer

43 High Street, Worthing BN14 7NR

Dear Amanda,

Thank you for your letter 6th November 2025 advising us of a revision to the above planning application. While we acknowledge the applicant's effort to reduce the visual bulk of the proposed extension, the revision does not address the fundamental planning and conservation concerns previously raised and our objection therefore remains.

The proposal continues to cause harm to the character and appearance of the Tarring High Street Conservation Area. Although the rear of 43 High Street is not visible from the street, the entire building falls within the Conservation Area boundary and therefore all elevations are subject to the same statutory protection. It is clear that a proposal of this nature would not be considered if it affected the front elevation of the property, so we take this opportunity to remind the planners that the purpose of the Conservation Area designation is to preserve the historic form, materials and roofscape in their entirety, not only the elements that can be seen from the street. As such, any argument that the proposed dormers cannot be seen from the street carries no planning weight and would not provide justification for accepting the proposal.

Even in revised form the application continues to:

1. **Undermine the Historic Roofscape**

   The proposal for a third-floor extension with twin dormers would remain highly visible from adjoining properties and aerial viewpoints, introducing new and

inconsistent elements to what is currently a continuous, uninterrupted roofline. The resulting effect is a visually fragmented roofscape which is at odds with the uniformity of the Edwardian terrace and the wider Conservation Area. *(Section 72 of Planning (Listed Buildings and Conservation Areas) Act 1990)*

2. **Harm the Architectural Character with Disproportionate Scale and Visual Intrusion**

   While the change to a pitched roof design rather than a flat-roofed box is noted, the combined scale, projection and mass of the twin dormers still appear over dominant against the modest proportions of the individual homes in this block of five dwellings. These two proposed extensions continue to conflict with the established architectural features of both the terrace and the Conservation Area. *(Worthing Local Plan Policies DM12 and DM25)*

3. **Continued Overlooking / Loss of Privacy**

   Despite the revisions, the proposed rear extensions would still provide extended views directly into the master bedroom, sitting room and private garden of our home. These views would compromise the privacy and amenity of 45 High Street and potentially neighbouring properties. *(Worthing Guide to Residential Development SPD 2013)*

4. **Sets a Dangerous Precedent**

   Within the Conservation Area, No 43 is one of five homes in an Edwardian terrace, all sharing the same original roofline and historic form. If similar applications were approved for the remaining four properties, this would result in up to ten new third floor windows directly overlooking our home and garden. The position of these windows would create a direct line of sight into every room of our home. Should the current application be approved, it will create a significant risk for this severe and permanent loss of privacy. Once this pattern of alteration is established, the cumulative harm would be irreversible and contrary to the statutory duty to 'preserve or enhance' the Conservation Area's special character and historical significance. *(West Tarring Conservation Area Appraisal)*

The revised design still fails to comply with both statutory and local policy and for these reasons, we respectfully request that planning permission be refused.

Yours faithfully,

[redacted]

Deborah Haworth & Andrew Fitzpatrick