

Conservation Officer Comments
Amended Plans or Further Details

**Architectural & Historic
Buildings Consultants**

Mob: 07909 544908
Email: info@dgc-consultants.com
Web: www.dgc-consultants.com

Application Number:	AWDM/1544/25
Location:	Linfield Care Home 18 - 22 Wykeham Road Worthing West Sussex BN11 4JD
Proposal:	Two storey extension to provide two bedrooms to the front / southwest elevation.
Case Officer:	Rebekah Hincke

☐	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:	Linfield Care Home is a modern purpose built care home that was designed as two architecturally different buildings with a subservient glazed link element between affording connectivity between the two elements. The materiality of both elements represents a local vernacular including mock tudor detailing to the first floor and dormer gables with black painted timbers and white infill panels, brick ground floor with contrasting red brick dressings to the windows; the second design has red brick to the ground floor with red gauged brick dressings to the windows openings; to the first floor plain and scalloped vertical tile hanging creating a banding effect. Both properties have plain tile covering to the roof slopes vertical hanging tiles with brick chimney stacks providing a pleasing addition to the roofscape. Whilst modern both elements possess a reference to the local vernacular and typology. The link is contemporary in its appearance with glass and rendered façade, glass and metal balustrade to the flat roof, set well back from the adjacent buildings and notably the chimney stack of the southeastern block it serves as a lightweight infill that facilitates visual separation of the adjoining elements in the approaches along Wykeham Road. The buildings are contained within Shakespeare Conservation Area and from the recreation grounds to the north and north east, glimpsed views between the canopy of the matures trees that line the boundary are visible. This visibility is applied in the winter months.
Drawing Errors:	
Comments:	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 proposed development is for the construction of a two storey extension to the existing contemporary link between the two architecturally distinct elements that form the care home. These works will affect the principal elevation viewed from the approaches along Wykeham Road and will subsume the chimney stack at ground and first floor level of the south eastern element. Furthermore the proposed extension will infill the existing and resulting in a negligible recess to the north western element. The architectural intent is to reference the modern contemporary link element and in doing so it is considered that the contrasting architectural form in this situation increases the prominence of this element so that the two architectural distinct blocks are visually seen as a single entirety resulting in an unacceptable mass and scale to the built typology along Wykeham Road. The proposed extension will subsume the chimney stack of the southeastern block for its complete height; the chimney stack is visually prominent in the streetscene and is considered to positively contribute to the sense of separation of the two principle blocks In addition to the proposed extension, further alterations are proposed by way of the blocking up of existing windows, the installation of solar panels on both the flat roof elements of the existing built form and the front facing roof slopes. Whilst the infilling of former window openings could be could in principle be supported it would have to achieve the appearance of a blind window to retain the diminishing hierarchy of the existing windows and the articulation of the openings by way of contrasting brick dressings. The installation of solar panels on the principle roof slopes will visually detract from the architectural contribution that the building makes to the special character of the conservation area. Given that there are flat roof areas to both the aesthetically distinct elements, it is considered that solar panels should be restricted to these only.
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	It is considered that the proposed development of the two storey extension and the installation of solar panels on the principle elevation roof slopes will result in an acceptable level of harm to the special character of the conservation area and as such discords with policy DM24. The harm is considered less than substantial and is not considered to be outweighed by public benefit It is therefore recommended that the proposed development is refused as it does not preserve and/or enhance the special character of the conservation area in accordance with Section 16 of the NPPF and Section 72 of the PLBCAA..
Further comment:	
Amended Plans / Additional Information Required: <i>[List the amended plans/additional information you are requesting, if any]</i>	1. 2. 3.
Conditions Required: <i>[List the conditions you are requesting, if any]</i>	1. 2. 3.

Deborah Gardner

Conservation Consultant – for Worthing and Adur District Council

Date of Comment: 29th January 2026