THE WORTHING SOCIETY

[redacted]

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Principal Planning Officer
Planning Department
Adur & Worthing Councils
Town Hall
Chapel Road
Worthing BN11 1HA

24 March 2024

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WORTHING SOCIETY CONSULTATION RESPONSE

AWDM/0238/24 - KINGS MANOR, 140 HEENE ROAD, WORTHING, WEST SUSSEX

Conversion and alteration of existing Care Home to create 8no. residential units (including alterations to original coach house to create a detached two-storey 3no. bedroom dwelling) with provision of 7no. car parking spaces.

CURRENT APPLICATION: To vary Condition 1 (approved plans) of AWDM/0601/21 (to retain the existing conservatory)

Thank you for requesting our comments on the above mentioned application to vary Condition 1 of approved plans AWDM/0601/21 to retain the existing conservatory. I have now had the opportunity to discuss the proposal with our Heritage Team and we have the following observations.

This substantial late-Victorian building is included on Worthing's Local Interest List. The attached modern conservatory has been in-situ for ten years and was approved when this building was being used as a Care Home. This facility would have provided elderly infirm residents with views of and access to the garden area, contributing to their well-being.

However, we have noted the comments from the Planning Officer that, following conversion of the building to individual residential apartments, retention of the conservatory would result in overlooking of the communal gardens. This would have a negative impact on the amenity of future

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residents of the apartments. In addition, one side of the conservatory will need to be bricked up to prevent overlooking to a proximate apartment. This will not enhance the style of the conservatory which is not particularly sympathetic to the locally listed host building. Removal of the conservatory, which seems to have outgrown its original usefulness, will improve the setting of the main heritage building,

In addition, we have noted the objection submitted by the Sustainable Water Management Officer from WSP UK Ltd that "until an updated drainage strategy is produced to include the impermeable area as a result of retaining the conservatory". Following the change of use it seems groundworks may be necessary following conversion to residential units, which could affect the grounds.

Summary

We have thoroughly reviewed our earlier decision and considered the negative effect on the use of the communal gardens. On balance, and for the reasons stated, the Society objects to the retention of this conservatory.

I hope this is helpful.

Yours sincerely

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Worthing Society Chair

Cc: Richard Small, Design and Conservation Architect, Adur & Worthing Councils

Cc: Planning Dept, Worthing Borough Council (REDACTED)