



THE WORTHING SOCIETY

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Reply to: Susan Belton

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Ms Rebekah Hincke
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SB/SCM

Email: rebekah.hincke@adur-worthing.gov.uk

Dear MS Hincke

WORTHING SOCIETY CONSULTATION RESPONSE

AWDM/0445/26 - 16 ELM ROAD WORTHING WEST SUSSEX BN11 1PG

Change of use from dwelling house (Class C3) to large house in multiple occupation (Sui Generis); demolition of side store and construction of single storey side extension; conversion of roof space including front rooflights

Thank you for requesting our comments in respect of the above Planning Application which concerns an Edwardian house within the Warwick Gardens Conservation Area, (CA). The property is included on the Council's Local Interest list together with neighbouring properties which form a distinctive Edwardian development. This property has 'group value' together with the proximate buildings in the CA.

The Conservation Area Appraisal Document (CAAD) states:

Architectural and Historic Qualities - Warwick Gardens Conservation Area is a small area of Edwardian dwellings which are of good quality and largely unspoilt. The buildings are not grand, but they exhibit numerous features of Edwardian house design in a consistent group. Edwardian domestic architecture evolved from a more formal Victorian style. Typically, the Edwardian buildings are characterised by ornamental brickwork and tiling, ornate gables, finials, turrets, balconies and bays, and a use of stained and etched glazing.

The CAAD also states that an important feature of the houses is the natural pitched slate roofs.

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I have now had the opportunity to consider the proposed plans with our Heritage Team and we do have concerns. A change of use to a relatively large HMO should not be encouraged and, in our view, represents an overdevelopment of the property. Also, the proposed extension is of a very poor and basic design and will not complement the CA. In addition, the roof conversion will need rooflights to be installed which will change the character and appearance of the slate roof

In summary and for the reasons stated, the Society objects to this Planning Application.

Yours sincerely

Susan Belton

Mrs Susan Belton
Worthing Society Chair

cc: Richard Small, Design & Conservation Architect, Adur & Worthing Councils
cc: John Head, BSc(Econ), DipTP, MRTPI (Retd) - Worthing Society Heritage Team Lead
cc: Planning Dept., Adur & Worthing Councils (REDACTED)