

PLANNING AND HERITAGE STATEMENT

155 Heene Road, Worthing, West Sussex BN11 4NY

Amalgamation of two flats to form one dwellinghouse and associated external alterations



APPLICANT	Mr N Fair
PREPARED BY	Coastline Architects Ltd
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1. Introduction

This Planning and Heritage Statement has been prepared by Coastline Architects Ltd on behalf of Mr N Fair in support of a full planning application at 155 Heene Road, Worthing, West Sussex BN11 4NY.

The application seeks permission to amalgamate the two existing self-contained flats, known as 155 and 155A Heene Road, to form one dwellinghouse. Associated works comprise internal alterations, white-framed rear double doors with side panels and alteration of a ground-floor kitchen window in white uPVC.

The applicant owns both flats, occupies the upper flat and is renovating the ground floor. The proposal would enable him to occupy the complete building as his permanent home and would return the property to its original function as one house.

Application description

Amalgamation of two self-contained flats to form one dwellinghouse, together with internal alterations and alterations to the ground-floor rear doors and kitchen window.

1.1 Scope and purpose

The statement describes the site and proposal, identifies the relevant planning policy framework, assesses the principal planning considerations and provides a proportionate assessment of significance and impact for the Shakespeare Road Conservation Area.

It should be read alongside the application forms, location and site plans, and the following architectural drawings:

Drawing	Title
A-E-101	Existing Floor Plans
A-E-102	Existing Elevations
A-P-201	Proposed Floor Plans
A-P-202	Proposed Elevations

2. Site and surroundings

The application property is a substantial two-storey residential building on Heene Road. Its principal elevation is red brick beneath a pitched roof, with white detailing, a projecting gable and regularly arranged openings. The side and rear elevations are more simply treated, including painted render. One principal entrance and an internal stair serve the building.

The submitted drawings show two self-contained Class C3 flats, each providing living accommodation, kitchen, bathroom and two bedrooms. The building is understood to have been constructed originally as one house before later subdivision.

The predominantly residential surroundings contain houses and converted properties of varying sizes. The site lies within the Shakespeare Road Conservation Area. The property is not understood to be statutorily listed; the relevant designated heritage asset is the conservation area.

2.1 Planning history

Historic planning records relating to the subdivision have not been supplied with the application. This assessment therefore proceeds on the established existing layout shown on the application drawings: two self-contained residential flats. The applicant confirms that the building was originally a single house. No previous permission has been relied upon in support of the proposal.

3. The proposal

The proposal would reconnect the ground and first floors so that the building functions as one coherent dwellinghouse. The completed accommodation would provide a four-bedroom family-sized home with living room, dining room, sitting room, kitchen, bathrooms and ancillary accommodation.

The principal physical works are:

- internal alterations to remove the functional separation between the two flats and restore circulation throughout the house;
- conversion of the first-floor kitchen and living spaces to bedrooms as shown on drawing A-P-201;
- reorganisation of the ground-floor accommodation to provide living, dining, sitting and kitchen spaces;
- replacement of the existing ground-floor rear door and adjacent window with white-framed double doors with side panels, in white uPVC or white powder-coated aluminium; and
- replacement/alteration of the ground-floor kitchen window with a white uPVC window, with surrounding wall finishes made good to match the existing building.

No extension, increase in building height or change to the roof is proposed. The principal Heene Road elevation remains unchanged. Existing access, garden, parking, refuse, cycle storage and other site arrangements would be retained and updated as necessary for the use of the property as one home.

4. Planning policy context

4.1 Statutory framework

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

4.2 National planning policy

The National Planning Policy Framework (NPPF), December 2024 as amended in February 2025, is a material consideration. Paragraph 135 seeks attractive development that responds sympathetically to local character and provides a high standard of amenity. Paragraphs 207-210 require a proportionate understanding of heritage significance; paragraph 212 gives great weight to conservation; and paragraph 219 treats proposals preserving positive elements of conservation areas favourably.

4.3 Worthing Local Plan 2020-2036

The Worthing Local Plan was adopted in 2023. The policies most relevant to this proposal are:

- Policy DM1 (Housing Mix), particularly criterion e)(vi), which confirms that applications to convert flats back to family-sized homes will be considered on their merits, taking account of matters such as amenity and evidence of the need for family homes;
- Policy DM5 (Quality of the Built Environment), which requires alterations and changes of use to be of high architectural and design quality, to respond to local character and to respect heritage assets and residential amenity;
- Policy DM23 (Strategic Approach to the Historic Environment), which seeks to conserve and enhance Worthing's historic environment and character; and
- Policy DM24 (The Historic Environment), which requires development in conservation areas to use a high standard of design and materials so as to respect, preserve and enhance their character and appearance.

4.4 Conservation-area guidance

The Shakespeare Road Conservation Area Appraisal identifies a predominantly residential area developed mainly between approximately 1890 and 1910, with later development generally reflecting the established materials, form and massing. It identifies red-brown and dark-red brick, stucco and pebble-dash, white paintwork, pitched roofs, gables, chimneys and regular fenestration as characteristic elements.

The appraisal notes the contribution of traditional white-painted timber windows and the potential street-scene harm from unsympathetic modern framing. The proposal leaves the principal elevation unchanged and confines replacement openings to less sensitive ground-floor side and rear elevations.

5. Planning assessment

5.1 Principle of amalgamation

The proposal would result in the numerical loss of one residential unit, changing two self-contained Class C3 flats into one Class C3 dwellinghouse. However, Policy DM1 expressly recognises that the conversion of flats back to family-sized homes should be considered on its individual merits.

The building was originally designed as one house; both flats are in the same ownership; and the applicant already occupies the upper flat. The proposal would retain all floorspace in residential use and create the applicant's permanent, well-proportioned four-bedroom home.

It would make efficient use of the building without extension or additional land take, restore a coherent relationship between the plan, entrance and staircase, and enable unified maintenance. These merits accord with Policy DM1(e)(vi).

5.2 Design and external appearance

The external works are limited to white-framed double doors with side panels replacing a rear door and adjacent window, and a white uPVC kitchen window on the ground-floor side elevation. Disturbed render, reveals and finishes would be made good to match.

The principal elevation, roof, chimneys, front gable, brick detailing and entrance remain unaffected. The domestic scale, white finish and secondary location of the alterations make them visually recessive and consistent with Policy DM5.

5.3 Residential amenity

The amalgamation would not introduce a more intensive or incompatible use. The property would remain in Class C3 residential use, but would be occupied by one household rather than two separate households. This is likely to reduce, rather than increase, the potential intensity of comings and goings and other activity associated with the building.

No new upper-floor windows, balconies or raised terraces are proposed. The altered openings are at ground-floor level and serve existing domestic rooms. They would not create a material increase in overlooking, loss of privacy, overbearing impact or loss of daylight to adjoining occupiers. The proposal would therefore preserve neighbouring amenity.

5.4 Access, parking and servicing

The existing pedestrian access and site arrangements would remain. No highway works are proposed. Use by one household would not increase parking demand above that generated by the two existing flats and is likely to reduce the potential number of independent household movements. Existing refuse, recycling and cycle arrangements can continue to serve the property.

6. Heritage statement

6.1 Heritage asset and significance

The Shakespeare Road Conservation Area's significance derives principally from its late 19th- and early 20th-century residential development, consistent scale, varied roofscape, red-brick and rendered architecture, traditional fenestration and decorative townscape rhythm.

155 Heene Road contributes through its residential scale, red-brick principal elevation, pitched roof and chimney, projecting gable, white detailing, regular openings and entrance. The simpler side and rear elevations are less prominent; their value lies mainly in remaining subordinate and preserving the building's overall form.

6.2 Heritage impact

Returning the building to its original single residential function reinforces its historic identity and supports coherent long-term maintenance. All features visible on the principal Heene Road elevation remain unchanged; the new openings are confined to ground-floor secondary elevations and would have negligible townscape effect.

The work does not replace traditional principal-elevation windows. Its white finish relates to existing detailing and fenestration, its scale remains domestic, and matching making-good will integrate the openings with the rendered elevations.

6.3 Heritage conclusion

Assessment of effect

The proposal would preserve the character and appearance of the Shakespeare Road Conservation Area. It would cause no harm to the significance of the designated heritage asset and would satisfy the statutory duty under section 72(1), NPPF paragraphs 207-219 and Worthing Local Plan Policies DM23 and DM24.

7. Other considerations

7.1 Biodiversity net gain

The proposal is confined to internal works and alterations to existing building openings. It does not extend the building footprint, remove vegetation or affect on-site habitat. The development therefore falls within the de minimis exemption from mandatory biodiversity net gain. Existing garden areas would remain unaffected.

7.2 Community Infrastructure Levy

The proposal creates no additional floor area and does not create an additional dwelling. It is therefore not expected to generate a Community Infrastructure Levy liability, subject to the Council's formal assessment of the submitted forms.

8. Conclusion

The application would return a building originally constructed as one house to use as one Class C3 dwellinghouse, providing its owner-occupier with a four-bedroom family home. Policy DM1 expressly allows such conversions to be assessed on their merits, which strongly support approval here.

The limited ground-floor works preserve the principal elevation, characteristic architecture, neighbouring amenity, access, parking, servicing, garden and street scene. The proposal would cause no harm to the significance of the Shakespeare Road Conservation Area and accords with the NPPF and Policies DM1, DM5, DM23 and DM24. Planning permission should therefore be granted, subject to normal conditions.

References

[National Planning Policy Framework \(December 2024, amended February 2025\)](https://www.gov.uk/government/publications/national-planning-policy-framework--2)

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

[Worthing Local Plan 2020-2036 \(adopted 2023\)](https://www.adur-worthing.gov.uk/media/Media%2C169486%2Csmxx.pdf)

<https://www.adur-worthing.gov.uk/media/Media%2C169486%2Csmxx.pdf>

[Shakespeare Road Conservation Area Appraisal](https://www.adur-worthing.gov.uk/media/Media%2C99427%2Csmxx.pdf)

<https://www.adur-worthing.gov.uk/media/Media%2C99427%2Csmxx.pdf>

[Worthing Conservation and Heritage Guide](https://www.adur-worthing.gov.uk/media/Media%2C135364%2Csmxx.pdf)

<https://www.adur-worthing.gov.uk/media/Media%2C135364%2Csmxx.pdf>

Policy and guidance checked: 21 July 2026.