Expiry Date - 04/09/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0867/25 **Recommendation – APPROVE**

Site: **Highgrove House 32 - 34 Winchester Road Worthing West Sussex**

Proposal: **Part two-storey, part single-storey and first-floor extensions to west elevation; second-floor roof accommodation involving 4no pitched-roof dormers to front and sides, 2no pitched roof second floor rear extensions (to accommodate lift and extended stairwell) with rear linking dormer; 6no. rooflights to the existing roof slopes and associated internal alterations to provide 8no additional care rooms**

Date of site visit: 29.09.2025

Neighbours checked: Y

Additional neighbour notifications: Y – Amended Plans (14 days)

Site and Surroundings

The application relates to a symmetrical pair of Edwardian villas in use as a care home 'Highgrove House' located on the north side of Winchester Road. The pair, previously enlarged by single-storey hipped-roofed extensions on either side, are positioned toward the rear of their plots. The relatively deep frontage includes a drive and parking areas on either side of a soft landscaped garden. The frontage is enclosed by a flint and brick dressed wall with a dense hedge growing behind the wall and trees interspersed along its length creating a strong sense of enclosure and privacy for the garden area behind.

The property is identified a Local Interest Building within the Winchester Road Conservation Area and makes a positive contribution to the character and appearance of the area. It has distinctive narrow gable-topped bay features, with decorative detailing and brick courses. The former timber windows have recently been replaced with UPVC heritage-style casements and sashes.

The Conservation Area is characterised by substantial Victorian and Edwardian houses, many sub-divided into flats.

The western side of the site adjoins the car park serving Heene Community Centre, with the community centre building on the other side of the car park, fronting Heene Road. The site boundary with the car park is marked by a brick wall 2.5m high at the northern end, reducing in height as it approaches the road.

To the east the site adjoins 30 Winchester Road, one half of a pair of substantial Victorian dwellings, 2½-storeys in scale with pitched-roof dormers to the front and rear roof slopes. The pair of dwellings (Nos 28-30) are sited substantially further forward in their plots, closer to the edge of the road than Highgrove House. A part two-storey/part single-storey offshoot extends rearward, with good-sized garden to the side and rear.

To the rear (north) the site is adjoined by 2no pairs of substantial Edwardian dwellings fronting Richmond Road (Nos 65-71) with gardens to the rear. All are subdivided into flats.

Proposal

Permission is sought for part two-storey, part single-storey and first-floor extensions to the west elevation of the building, plus second-floor roof accommodation involving 4no pitched-roof dormers to front and sides, 2no pitched roof second-floor rear extensions (to accommodate a lift and extended stairwell) with rear linking dormer with 4no conservation rooflights, plus a further 4no conservation rooflights to the existing front and rear roof slopes. The proposals, together with associated internal alterations, would provide an additional 8no. care rooms (27no in total).

Relevant Planning History:

AWDM/0802/19 Two storey 7no. bedroom extension to west elevation and 6no. dormers and 6no. rooflights to the existing roof; internal alterations to existing Nursing home. Refused on the ground:

"The proposed first floor/two-storey side extension, by reason of its design, scale, proportions and forward projection from the main building, would be an overly dominant addition which would be unsympathetic to the character of the existing Local Interest building, detracting from its appearance and failing to preserve or enhance the character and appearance of the Winchester Road Conservation Area contrary to the provisions of Core Strategy Policy 16 and the relevant paragraphs of the National Planning Policy Framework."

AWDM/1307/19 Part two-storey and part single storey 4no. bedroom extension to west elevation and 6no. dormers and 6no. rooflights to the existing roof; internal alterations to existing Nursing home (Resubmission of AWDM/0802/19) to provide an 4no additional care rooms and owner's accommodation (within the roof space). Permitted 16.10.2019. Lapsed without implementation.

AWDM/1405/23 Replacement of existing single glazed timber framed windows with new slimline UPVC double glazed windows. Permitted and implemented subject to NMA (see below).

AWDM/0914/24 Non-Material Amendment to approved AWDM/1405/23 to change the proportions of the windows to the South elevation and revised casement product specifications. Approved and implemented.

Consultations:

WSCC: The Local Highway Authority has raised no objection, commenting: -

"WSCC has considered the above proposal to increase the care home by 285sqm to enlarge the rooms in the proposed side extension and change the upper floor from owner accommodation to care rooms. The care home will increase the number of rooms from 19 to 28 [sic] *rooms.*

This increase is unlikely to generate any significant highways impacts given the residents have high care needs and do not leave the care home. It is not clear from the submitted information if there will be an increase in staff. There may be the need to employ more staff and the increase in rooms may generate a slight increase in visitors to the site.

However, given the site is considered to be in a sustainable town centre location with good access to local public transport it is not considered to be an issue. Parking is also provided, and whilst there will be no change in the number of spaces offered, this is currently 5 spaces, it is mentioned in the Planning, Design and Access statement point 2.04 'There is an abundance of on street parking with time restrictions and residents parking bays.'

The applicant will need to consider the impact the construction trips will have on the highway and how displaced parking may be required for short periods of time to accommodate construction related traffic to ensure this does not impact the public highway.

Therefore, no objections are raised subject to any conditions attached."

The following condition and informative is recommended in the event of approval:

Construction plant and materials
No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: *To avoid undue congestion of the site and consequent obstruction to access.*

Informative:

Temporary Works Required During Construction

The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

Southern Water:

Connection to public sewer
Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

SW request that should this planning application receive planning approval, the following informative [Condition] is attached to the consent:

"Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water."

Proposed soakaways
The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main. No Soakaways should be connected to the public surface water sewer.

Tree Planting
SW has restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" with regards to any landscaping proposals and SW restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains. The following condition is recommended in order to protect public apparatus:

"The developer must advise the local authority (in consultation with Southern Water) of the landscaping proposals in proximity of public apparatus in order to protect it in accordance with Southern Water's guidance, prior to the commencement of the development."

Officer Comment
No new landscaping or tree planting is proposed by this application.

Adur and Worthing Council's

Environmental Health: No comments/concerns for this application.

Council's Drainage Consultant

No objection on surface water grounds subject to the following condition:

"No phase of the development shall commence, other than works of site survey and investigation, until details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Details of the existing surface water drainage system should also be provided, and any proposed drainage system should not increase flood risk to the site or elsewhere. No part of the building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: *To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Adur & Worthing Council."*

Council's Heritage Consultant:

Highgrove House is a residential care home formed from 2no semi-detached Edwardian houses. The buildings have been subject to some alteration, most notably single storey extensions to the eastern and western ends.

Winchester Road lies about a quarter of a mile inland and a similar distance west of Worthing town centre. It runs east from Heene Road, turning 90° northwards to join Richmond Road. The conservation area includes the whole of Winchester Road (except the Heene Road junction) and part of Richmond Road. The Shakespeare Road Conservation Area lies directly adjacent to the north and Heene Conservation Area directly adjacent to the west. The ground slopes perceptibly down towards the sea.

Until residential development began circa 1890, the area appears to have been farmland. The houses on Winchester Road are largely late Victorian. On Shakespeare Road and Richmond Road, Edwardian buildings predominate. The Old Coach House, east of No. 17 Winchester Road, might pre-date the other buildings. Alternatively, its different architectural style might be accounted for by, what its name suggests was, its humbler original function.

The Conservation Area's character is one of a late 19th /early 20th century suburban arrangement. Buildings in the area are set back from the treelined roadside and are arranged predominantly as semi-detached pairs or detached villas of generous size. Bay windows, flint boundary walls, dormers and dual pitched slate or tile roofs are characteristics that contribute to the sense of place. 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 proposal seeks to bring the attic space into use to provide a further 8no residential care units (rooms) this also entails the introduction of numerous dormers and rooflights into all elevations and a significant extension to the western end of the building.

It is noted that the proposal includes rooflights and dormers to the front elevation/roof slope of the building. Whereas the dormers in principle may not have an adverse impact upon local character (subject to design detail and appearance), rooflights to a front elevation would be detrimental and the conservation area appraisal detailed:

'*Remove/discourage uncharacteristic additions (e.g. porch of No. 11) and discourage the placing of roof-lights or solar panels on major elevations.'*

The front roof slope is considered to be a main elevation in this context with clear views from and to the public realm, moreover whereas the dormers correspond appropriately with fenestration set at lower levels, the rooflights will present a somewhat alien and illogical appearance, peppering the roof surface with too many features of differing character. As such this element is not accepted.

In respect of the dormers, it is noted that the roof design to the rear will be subject to significant amendment, altering the form of the roof from a dual pitched roof to a mansard roof on the northern slope and retaining the consistent pitch on the southern slope. That alteration of form will be partially visible from Winchester Road and is uncharacteristic of the conservation area. Similarly, the proposed extensions to the west incorporate the use of 'crown' roofs (a hybrid of a flat roof with a small, pitched element around the edge of the roof) which are wholly uncharacteristic and will be visible from the public realm. It is also considered that the existing arrangement allows space between developments to exist promoting the sense of formal arrangement and respectful layout, the proposed will create an additional massing to the western end, removing that sense of space and remove the symmetry that is a clear characteristic of the buildings form and appearance.

Although the massing and extent of change is also significant to the rear, the visibility of such alterations is limited and not likely to cause harm to the character and appearance of the conservation area. However, the proposed alterations to the front of the building and the extensions to the western side will be in public view and will present an alien and uncharacteristic addition to the roofscape and character of the conservation area and as such fail to meet the requirements of Policy DM24 of the Worthing Local Plan and paragraph 135 of the NPPF."

Representations:

Two objections have been received from the occupiers of 30 Winchester Road and 63 Richmond Road, commenting as follows:

- No problem in general with the design of the alterations apart from the lift shaft and tower on the west end of the north (rear) aspect of the building. The additional height of this tower, presumably to accommodate the workings of the proposed lift, completely disfigures the rear aspect of this handsome and historic building, which is viewed by many residents on the south side of Richmond Road, and is in a Conservation area. The design should be symmetrical on this side with dormer windows at the same height, and the lift shaft should be moved towards the centre of the building, where the roof profile is higher. This would also remove the prospect of the delightful stained-glass window being completely obscured by the proposed black boarding on the inside to cover the lift shaft.
- Although the revised application is now on the west side of the building it will still affect 30 Winchester Road in a similar way to the previous application in that it will block the sunlight to the back garden. The new loft will have an impact on the sunlight particularly in the late afternoon/evening. We currently take much pleasure enjoying the late afternoon sunshine in our back garden and this new loft extension would impact us quite considerably.
- It is also not clear for the plans if there would be windows in the new loft extension rooms but if there are then we also have the added issue of loss of privacy due to occupants of the new loft being able to see into our garden.
- There is also the issue noise and disturbance. We already hear and put up with a great deal of noisy staff conversations as they chat in the area next to our garden and also the kitchens in the existing east extension produce fan noise that is pretty much constant. There will also be an increase in traffic and parking reductions during this major piece of construction in what is supposed to a Conservation Area.

No further representations have been received following notification of the amended plans**.**

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, SS1, DM1, DM5, DM15, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
Winchester Road Conservation Area Appraisal

Planning Assessment

Principle

Policy DM1 of the Local Plan seeks to deliver a range of types and mix of housing based on up-to-date evidence of housing needs to deliver sustainable, mixed and balanced communities. The supporting text highlights that people aged over 65 represent 22.8% of the local population across Adur & Worthing and numbers are expected to grow significantly. Numbers of people aged over 65 are projected to increase by 10,700 (43%) in Worthing between 2016-36. Linked particularly to a growing older population, the number of people with health problems and/or disabilities is projected to increase significantly. In addition, it is forecast that the number of older people with dementia in Worthing is likely to increase by 54% from 2019 to 2036.

Whilst DM1(d) states that housing with support and housing with care should be prioritised over care bed spaces. The Strategic Housing Market Assessment (SHMA) identifies that in the period up to 2036 Worthing has a need for up to 435 additional care bed spaces.

Highgrove House primarily caters for residents living with Dementia and Alzheimer's disease. The Design & Access Statement submitted with the application explains that due to the cost of care provision many families choose to keep their parents in their own homes until they are well into their mid-90s and only move to residential care homes when they have intensive dementia and nursing care needs, relying heavily on the use of wheelchairs, hoists, and standing aids. To serve the needs of these very frail residents the care rooms need to be larger than standard 'rest home' rooms to allow for the additional equipment necessary for the care of this type of client. Hence, it is stated, the current application seeks to amend the previously granted planning permission AWDM/1307/19 by providing larger rooms to give the flexibility of offering all types of care accommodation. The Statement goes on to state that due to the popularity of the home there has been a greater demand for rooms which the home has struggled to meet. The current application therefore now seeks to provide additional care rooms, with 4no nursing care rooms now proposed in the roof space (instead of the previously proposed manager's accommodation).

There is no objection in principle to the proposed provision of additional care bedrooms, and it is acknowledged that the provision of care rooms suitable for residents living with dementia will meet an identified housing need. The key considerations here relate to the design and the effect of the proposals on the character and appearance of this Local Interest Building and the Conservation

Area within it is located, the impact on the amenity of neighbouring residential occupiers, and the impact upon parking and highway safety.

The former planning permission AWDM/1307/19 lapsed without implementation and is a material consideration, albeit of limited weight.

Visual Amenity and Heritage

The NPPF states that 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. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 215 of the NPPF requires that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

LP policy DM24 requires all development in conservation areas to be of a high standard of design and materials so as to respect, preserve and enhance the character and appearance of that area, and preserve important features.

<u>Single-storey/two-storey and first-floor side extensions</u>

The siting, scale, massing, proportions and detailed design of the proposed side extensions are broadly similar to those previously approved under AWDM/1307/19. The main differences are that the proposed single-storey component would only be set back only 0.75m from the front wall of the adjacent, single-storey rather than 1.85m as before, and the 2-storey component would extend 0.75m further rearward (north) than previously. These changes would allow 3no of the 4no new bedrooms created in this wing to meet the higher space standards required for dementia care rooms.

As before, the 2-storey component would have lower eaves than the main building, and together with its set-back position, would be visually subservient allowing the symmetry of the existing building to be remain visually pre-eminent. The design detail includes a dentil brick course under the eaves that responds to the existing ornate detailing on the building but is a simpler style to reflect the status of the extension as a later addition to the building.

The comments of the Conservation Advisor concerning the introduction of the flat roofed element above the crown roof of the single-storey component are noted. Albeit 'alien' in character, this minor feature on the single-storey component of the extension would not be readily apparent in public view. The

resulting impact is considered to amount to less than significant harm to the architectural significance of the building.

Second-floor rear extensions and dormer windows

In order to utilise the second-floor roof space as care room accommodation the current scheme proposes to remove one of the existing staircases located within the westernmost of the existing paired, projecting elements to the rear of the building to install a new complaint lift to accommodate wheelchairs and equipment.

Following amendment, this involves extending the existing rear projecting element upward to form a dormer-like roof extension. This would have a pitched and hipped roof with a ridge extending rearward at the same height as the main roof ridge. Although the eastern staircase would be retained in situ, a similar ‘dormer-like’ upward extension is proposed above the existing eastern rear projection to main the symmetry of the rear elevation. A mansard-type dormer (8.5m wide) would link the dormer-like upward extensions. The latter feature, which is recognised to be an alien form of development in the historic context of this building and its environs, has been the subject of considerable negotiation and evolution resulting it the current iteration. The Architect has stated:

“We cannot make the scheme work without this. For fire brigade access and means of escape there has to be a physical link between the two enclosures. We had kept this as a tile hung elevation, in tiles to match the roof, so that it would not look incongruous and would not have any windows on the walls to take away any overlooking issues. If we cannot accommodate this as we have shown we can only accommodate two dementia patient accessible rooms in the loft space, and to provide a corridor within the roof space the area remaining will not be large enough for any other compliant rooms. My clients have based the viability of the scheme on needing the full amount of rooms to balance out the build cost and loss of income during the building works. If this is not achievable then the scheme will not be viable and they will not be able to meet the needs of the patients they have waiting for rooms.”

The comments of the Conservation Advisor regarding this component are noted, stating that whilst the proposal will result in significant change to the massing at the rear of the building, the visibility of this alteration will be limited and therefore not likely to result in harm to the character and appearance of the conservation area.

The proposed dormers to the front and side elevations are identical to those previously approved under AWDM/1307/19. They are modest in size and sympathetic in design and proportion to the historic character of the building. They would not appear out of keeping in the context of the neighbouring building pair at Nos 28-30 Winchester Road, which include modest pitched-roof dormers as original features.

In response to the comments of the Heritage Advisor, 2no of the rooflights proposed on the front roof slope have been omitted and its has been clarified that the remainder will constitute vertically proportioned Clement 'conservation' roof lights with a vertical glazing bar.

Residential Amenity - future occupiers

The proposed dormer in the easternmost bedroom within the attic space will be obscure-glazed. An additional source of daylight will be provided by a high-level roof light in the rear roof slope of the building (in addition to a roof light in the en-suite shower room). Although the bedroom in question will be provided with adequate provision of daylight, it will have no outlook. Unfortunately, it has not been possible to identify a solution that would not introduce additional harmful impacts either in terms of neighbour amenity or detracting from the architectural and historic significance of the building. On balance, whilst the lack of outlook is recognised as being less than ideal, particularly for a dementia care room, it is considered that this deficiency by itself would not warrant refusal of the application in terms of planning considerations. The adequacy of care home accommodation is regulated by the Care Quality Commission.

Residential Amenity – neighbours

The most affected properties are the Heene Community Centre directly to the west, the properties to the rear in Richmond Road, and the neighbouring property to the east (30 Winchester Road).

The proposed single-storey/two-storey and first-floor side extensions, whilst coming close to the western boundary with the Community Centre car park would maintain sufficient distance from the Community Centre building to avoid any significant impact in terms of overshadowing or overbearing impact.

Similarly, the proposed 2-storey component of the side extension would maintain a sufficient overall distance in excess of 25m from the properties to the rear in Richmond Road to avoid problems of overshadowing or an overbearing impact.

First-floor windows in the west side of the proposed 2-storey component would be obscure-glazed, with 'blind' window openings in the first floor of the northernmost elevation, to avoid potential adverse overlooking. The first-floor side extension (above the existing hipped roofed single-storey element) would be sited a minimum 6m from the northern site boundary on the same alignment as the rear wall of the original pair of dwellings. Although clear-glazed windows are proposed in the north-facing elevations (Bedroom 8), it is considered the effect of overlooking would be no worse than from first floor windows in the rear of the existing building.

The proposed dormer on the west side of the main roof would be sited over 11m from the western site boundary, a sufficient distance to avoid adverse overlooking impacts.

Concerns have been raised by the occupiers 30 Winchester Road about potential loss of light to the garden owing to the height and massing of the proposed roof enlargements/dormers and potential overlooking resulting in a loss of privacy. The closest of the proposed pitched-roof second-floor rear extensions would be sited over 12.5m from the eastern site boundary, and the nearest part of the east side dormer over 7.5m from this boundary. At these separation distances, these components would not have any significant impacts on the receipt of light to the accommodation or garden of No.30, nor having any harmful impact on outlook. The window in the east side dormer is shown on the latest plans as being obscure-glazed, which would prevent the potential for harmful overlooking on windows in the side of No.30 and can be secured as a condition of planning permission.

Second-floor windows in the above-mentioned second-floor rear extensions would either be obscure-glazed (to the extended stairwell) or blanked off with black panels (to the lift shaft). The 2no small rooflights in the lower angled slope of the ‘mansard-style’ rear linking dormer would be obscure-glazed, but openable to provide ventilation to the corridor behind. The 2no larger rooflights within the upper slope of this dormer would be positioned above head height within the corridor.

Noise and disturbance from activity associated with the creation of 8no additional care rooms would not be materially worse than at present. Concerns regarding the potential disruption during construction can be addressed by conditions requiring the agreement and implementation of a Construction Management Plan, and by controlling hours of construction work.

Highway safety

The Local Highway Authority has raised no objection on highway safety grounds notwithstanding the proposed increase in bedrooms will likely generate some additional parking demand resulting from additional staffing requirements and an increased number of visitors. No existing parking provision will be lost as a result of the proposals. On-street parking (within the CPZ) is available in Winchester Road. The site is sustainably located within easy walking distance of bus stops on Richmond Road and Heene Road on routes serving the destinations within the town and the wider area.

BNG

A ‘de minimis’ exemption has been claimed. The proposals would result in the loss of an existing planted border alongside the western site boundary (approximately 14sqm in area). The footprint of the proposed extensions would occupy unvegetated or sealed ground and would not result in the loss of existing habitat.

*A recent Government announcement has signalled a change to requirements for biodiversity net gain on small sites such as this but hasn't yet come into effect.

Planning Balance

The proposed extensions and alterations would result in a significant change to the massing of the building and disrupt the symmetry of the existing pair, a characteristic feature which contributes positively to the architectural and historic interest of the building and the conservation area. However, the most significant changes will be at second floor/roof level positioned in the centre of the rear elevation, and will have limited, if any, impact in public view.

The part single/two-storey and first-floor side extension will have a greater visual impact, and along with the introduction of rooflights, has been identified as resulting in harm to the character and appearance of the conservation area, albeit considered 'less than substantial'. Negotiated amendments to the scheme have sought to minimise the most harmful elements of the proposed development such that, on balance, it is considered the resulting harm is outweighed by the public benefit that would result from contributing toward meeting an identified housing need by providing 8no additional dementia care rooms.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Matching materials
4. Clement conservation rooflights
5. Detailed design of windows to match heritage specification (including frame thicknesses and profiles) of existing windows
6. Obscure-glazing to first floor west windows, east dormer, north dormers and rooflights (lower slope of mansard dormer only)
7. Window in east side dormer fixed shut below 1.7m
8. Stained glass window retained
9. Agree surface water drainage
10. Agree surface and foul water drainage in conjunction with Southern Water
11. Limit hours of construction
12. Agree and implement construction management plan

Informative

Proactive Amendment
WSCC – temporary works licence
SW – connection to foul sewerage

Is recommendation contrary to letter(s) of representation? Y

Expiry Date - 04/09/2025

Case Officer: Jo Morin Date: 18.12.2025

Authorised by: Stephen Cantwell Date: 18th December 2025