



LEWIS & CO

PLANNING and HERITAGE STATEMENT
13-15 Farncombe Road Worthing

On behalf of Patagonia Properties



Client: Patagonia Properties

Site Location: 13-15 Farncombe Road, Worthing, BN11 2AY

Job History:

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1.0 INTRODUCTION & SUMMARY

- 1.1 This statement is submitted on behalf of Patagonia Properties in support of the application for planning permission relating to 13-15 Farncombe Road, Worthing.
- 1.2 Planning permission is sought for; *erection of 4no. single storey, 1-bed residential dwellings for adults with complex learning disabilities and autism with associated space for staff to the rear of 13 and 15 Farncombe Road.*
- 1.3 This application has been developed following the refusal earlier schemes that included proposals for a detached, single storey residential dwelling in the rear garden of number 13 Farncombe Road (AWDM/0712/20), and an alternative scheme for the erection of 2 no. two bedroom single storey houses, to the rear of no13/15 with associated car parking, bike and refuse storage (AWDM/1912/21).
- 1.4 This proposal for 4no. 1 bed supported living dwellings (Class C3b) has been prepared to seek to address and overcome address the previous reasons for refusal in AWDM/0712/20 and AWDM/1912/21.
- 1.5 This application now proposes the provision of 4no. one bed units for adults with complex learning difficulties and autism, with associated space for staff (Class C3b).
- 1.6 This statement should be read in conjunction with the application forms, and CIL Forms prepared by Lewis & Co Planning and drawings and Design & Access Statement provided by Stickland Wright architects.



2.0 SITE DESCRIPTION

- 2.1 13-15 Farncombe Road comprises two properties situated on the west side of Farncombe Road, a residential street some 850m east of Worthing town centre. Farncombe Road is characterised by imposing Victorian properties set back from the road with large rear gardens. Most of the houses have in recent times been subdivided into flats and HMOs. This change in the use of the buildings has changed the character of the area however many of the buildings remain unaltered in appearance from their Victorian heyday, and the value of the townscape is reflected in the street having been designated a Conservation Area (CA). The Farncombe Road CA Statement describes Farncombe Road as “largely residential and retaining an affluent appearance”.
- 2.2 No 13 is a detached building that has been subdivided into studio and one-bed residential flats. It is well separated from neighbours and has been subject to alterations over the years including a large extension to the rear. No 15 is a semi detached property with a two storey side extension. No 15 is in use as a large *sui generis* HMO and studio flats.
- 2.3 No 13 is a two-storey, double bay fronted villa set back from the road, with cream coloured render elevations and slate roof over. It has an ‘in and out’ vehicular access off Farncombe Road, tarmac parking area on the frontage. The frontage is enclosed by a low brick and flint wall. The property has been extended to the rear with a two-storey addition on its north-west corner.
- 2.4 No 15, to the north, is one half of a pair of semi-detached villas, also in a similar style, with three storey projecting gable, two-storey bay and finished in cream render below a slate roof. The house has a more recent two-storey side extension set back from the principal front facade of the building (see AWDM/1190/16 and subsequent applications).
- 2.5 The application site comprises the rear gardens of Nos. 13 and 15, along with the front and side garden of No 13. See Figure 1. The site is surrounded by residential properties. To the west, two-storey semi-detached and terraced c19 villas on Madeira Avenue back onto the application site.



- 2.6 In common with many communal gardens serving properties sub-divided into flats, the rear gardens of nos. 13 and 15 have been underused over the years, becoming overgrown and neglected.
- 2.7 Both 13 and 15 are locally listed buildings and within the Farncombe Road Conservation Area.



Above: Application Site. (Copyright Google Earth)

- 2.8 The nearest bus stops are 260m and 230m away on Lyndhurst Road and the A259 Brighton Road respectively.
- 2.9 The site is within easy walking distance of the main town centre and all of the associated civic and commercial uses



Above: 13 Farncombe Road



15 Farncombe Road



3.0 RELEVANT PLANNING HISTORY

3.1 Both 13 and 15 Farncombe Road have detailed planning histories. The most relevant applications are provided below.

13 Farncombe Road

- AWDM/1912/21 - Demolition of detached garage and out building to no 13. and construction of 2 no. two bedroom single storey houses, to the land to the rear of no13/15 with associated car parking, bike and refuse storage. - Refused.
- AWDM/2252/21 - Approval of Details Reserved by Conditions 3 (Materials), 8 (landscaping), 10 (CMP) and 11 (drainage) of Application number AWDM/0699/20. - Application Permitted
- AWDM/0712/20 - Demolition of existing garage, shed and rear steps and access. Proposed single storey detached building to west of site forming 1 no two bedroom dwelling, two- storey rear extension to east elevation to create 2 no one bedroom flats. In addition to bike and refuse storage and 6 no. parking spaces - Refused
- AWDM/0699/20 - Demolition of existing garage, shed and rear steps and access. Proposed two- storey rear extension to east elevation to create 2 no one bedroom flats. In addition to bike and refuse storage and 4 no. parking spaces - Approved

3.2 The above applications ran concurrently and were determined on the same day. They were identical save for 0712/20 including a detached building in the rear garden of no. 13 to be used as a dwellinghouse. That part of the scheme was refused, with the two-storey rear extension (the sole subject of 0699/20) being granted planning permission. The two-storey rear extension has now been built out.

3.3 In 2019 following two applications were submitted to the LPA for a detached building in the rear garden of no. 13, to provide additional residential units. Both were refused:



- AWDM/0932/19 - Erection of block of 4no. flats consisting of 2no. two-bedroom and 2no. one-bedroom and creation of 4no. parking spaces at western end of rear garden following the demolition of rear fire escape on main building and outbuildings - Refused
- AWDM/1517/19 - Erection of block of 3no. flats consisting of 3no. two-bedroom and creation of 4no. parking spaces and 3no. cycle spaces at western end of rear garden following the demolition of rear fire escape on main building and outbuildings (Re-submission of AWDM/0932/19) - Refused.

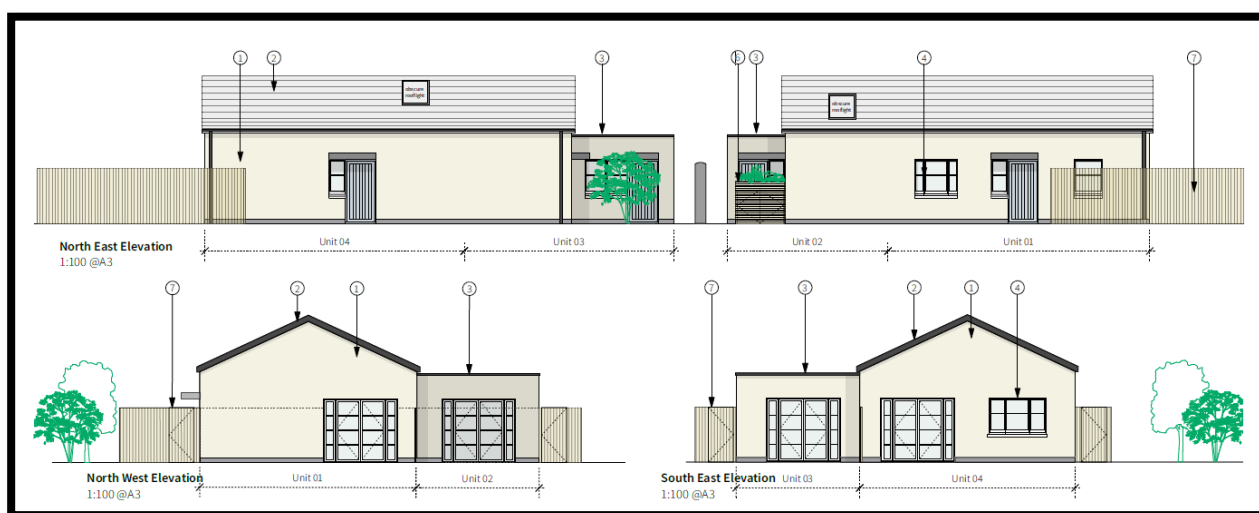
15 Farncombe Road

- AWDM/1190/16 - Two storey extension to south elevation to create 2 no. bedroom flats and 2 no. studio flats – Permitted
- AWDM/1580/19 - Approval of details reserved conditions 7 (parking spaces, 8 (cycle parking spaces), 9 (soft and hard landscaping) and 10 (refuse and waste storage) of application AWDM/1190/16.
- AWDM/0852/19 - Alterations to the ground floor layout approved under AWDM/1190/16 to create 1 bedroom self-contained flat with associated alterations from window to door to west elevation – permitted
- AWDM/0729/19 - Approval of condition 6 of approved WDM/1190/16 for provision of surface water drainage works – permitted
- AWDM/0431/19 - Application of details reserved by condition 5 (arb method statement) of application no AWDM/1190/16 – permitted
- AWDM/0123/19 - Approval of details reserved by condition 4 (construction site set up) of application no AWDM/1190/16 – permitted
- AWDM/0920/18 - Application for certificate of lawfulness for proposed self-containment of 11 bedsits to 11 studio flats – Refused
- AWDM/0637/18 - Proposed dormer to rear (west) elevation – Refused
- AWDM/1190/16 - Two storey extension to south elevation to create 2 no. bedroom flats and 2 no. studio flats – Permitted

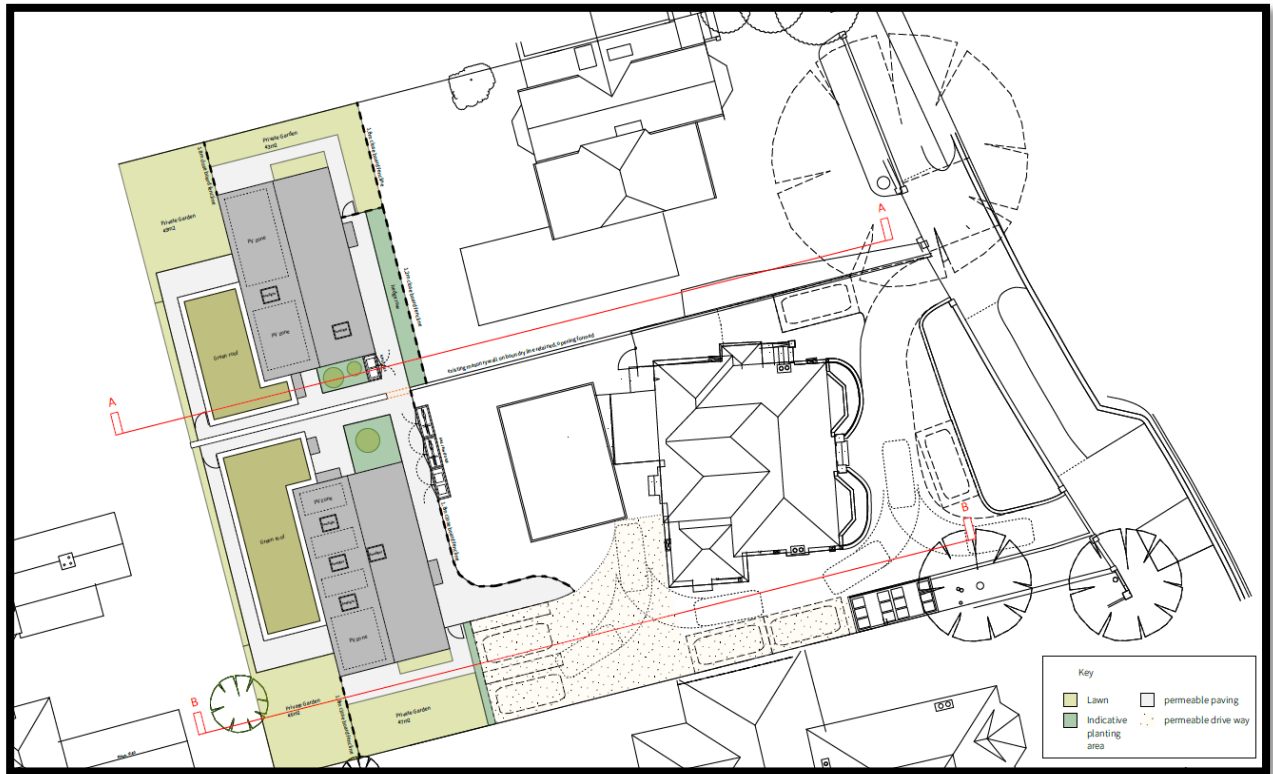


4.0 PROPOSED DEVELOPMENT

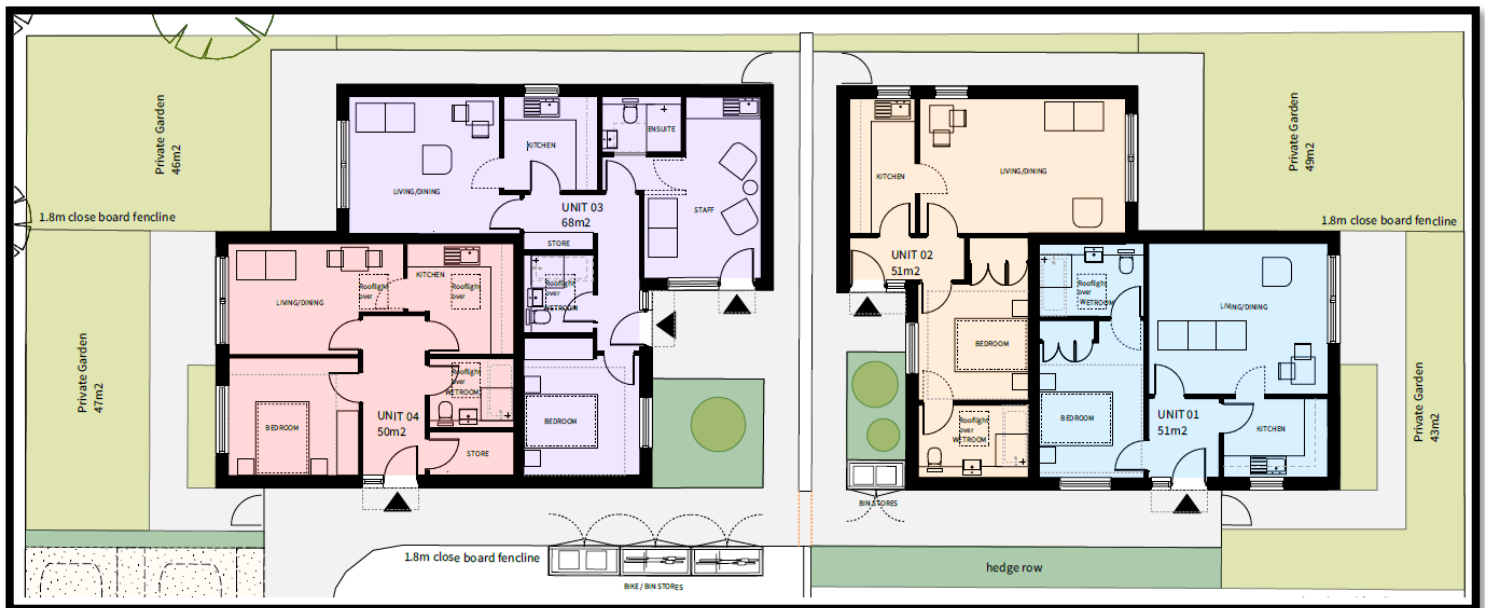
- 4.1 The current application seeks planning permission for the erection of 4no. bungalows with private gardens, plus associated staff space for a cohort with complex Learning disabilities and Autism.
- 4.2 Each of the new homes would have a private garden area of around 50sqm and an off-street parking space for visitors.
- 4.3 The dwellings would have a simple, rectangular form with a mixture of flat, green roofs and pitched roofs covered in slates.
- 4.4 The buildings would have rendered, white / cream painted elevations to match the existing buildings on the site.
- 4.5 Internally, the accommodation would comprise open plan kitchen/living/dining room, fully accessible bathroom, and one double bedroom.
- 4.6 Unit 3 would additionally provide an area for staff with its own kitchenette, shower and toilet facilities and space for seating and working (desk space).
- 4.7 To the front of the site, and new vehicular access would be formed to the rear, along with bin store and secure cycle shed. Two fully wheelchair accessible parking spaces would be provided for the development.



Above: Proposed elevations



Above: Proposed Site Plan



Above: Proposed Floor Plan



5.0 PLANNING POLICY

5.1 The policies of the adopted Worthing Local Plan 2020 - 2036 are relevant:

DM1: Housing Mix - Sheltered and extra care housing...can also support not only older people but also those with a lifelong disability. In addition, they can be integrated well into local communities and also as part of larger developments. The Strategic Housing Market Assessment suggests that in the period to 2036 Worthing has a need for 1,601 additional market and affordable dwellings to provide housing with support or housing with care.

DM2: Density - Development proposals must make the most efficient use of land, which will usually mean developing at densities above those of the surrounding area. Higher densities (over 100 dwellings per hectare) should be achieved in most mixed-use developments, flatted developments and developments located in the town centre. New dwellings are expected to meet, as a minimum, the Nationally Described Space Standards.

DM5: Quality of the built environment - development must be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area;

DM15: Sustainable Transport and active travel - requires development to be in sustainable locations with good access to services and facilities.

DM16: Sustainable Design - Development is expected to meet relevant standards to move towards zero carbon development, prevent overheating and minimise waste.

DM17: Energy - New housing development should incorporate renewable and low carbon energy production equipment to meet at least 10% of predicted energy requirements.

DM24: The Historic Environment - Development must preserve or enhance the special character of Conservation Areas.



6.0 PLANNING ASSESSMENT

- 6.1 The main considerations in this proposal are therefore the principle of specialist residential development of the type proposed ; design and visual impact ; impact on the Farncombe Road CA; amenity of neighbouring properties; and highways and parking.

Principle of Development

- 6.2 The site is within the built-up area boundary of Worthing where there is a presumption in favour of development provided it is in accordance with other Plan policies. The site is in an established residential neighbourhood close to the town centre and Worthing railway station.
- 6.3 The proposal would make a positive and useful contribution to windfall housing provision, which is a key part of the Borough's planned housing supply. The Council has a considerable shortfall in housing delivery.
- 6.4 In addition the type of housing proposed is a specialist form of housing for people with lifelong disability. This type of housing is strongly supported by the Core Strategy policy DM1.
- 6.5 The Government's Practice Guidance (NPPG) 'Housing for older and disabled people (2019) states: *"The provision of appropriate housing for people with disabilities, including specialist and supported housing, is crucial in helping them to live safe and independent lives. Unsuitable or unadapted housing can have a negative impact on disabled people and their carers.....Providing suitable housing can enable disabled people to live more independently and safely, with greater choice and control over their lives. Without accessible and adaptable housing, disabled people risk facing discrimination and disadvantage in housing."*
- 6.6 Appendix 1 is a letter from WSCC confirming that there is a significant need for this type of accommodation and that the County Council would find appropriate referrals to fill the four units.
- 6.7 Appendix 2 is a series of extracts from WSCC published documents which combine to demonstrate high level of need for care facilities for adults with



Autism and life long disabilities. It is the Council's policy to seek to provide supported living accommodation to meet the needs of this cohort of individuals, but also to enable them to live as independently as possible. The Accommodation that is the subject of this planning application will provide precisely the type of accommodation required by the County Council to meet this policy.

- 6.8 It is noted that precedent for back land development was established when planning permission was granted by Worthing Borough Council for 4no. x 2 bedroom two storey properties at the rear of 14-16 Farncombe which is located directly opposite and within the conservation area. The approved houses to the rear of 14-16 Farncombe Road are under construction and expected to be completed in summer of 2025, once complete the units will be occupied by Worthing Borough council's opening doors scheme for social housing once built (application reference AWDM/1141/22).
- 6.9 Given the need for all types of new housing in the Borough, and in particular the identified need for supported living accommodation for disabled people, the principle of the new dwellings is considered acceptable.
- 6.9 To make clear the presumption in favour of granting permission should apply the proposal needs to meet the three objectives of sustainable development in the NPPF: economic, social, and environmental.
- 6.10 Economic: The development of the site will provide economic activity in the construction phase, particularly in the construction industry and related secondary industries. The works carried out to create a new dwelling would provide employment for many local workers including skilled construction workers, plumbers, electricians, and plasterers. Once completed the facility will provide employment for carers and other staff.
- 6.11 Social: The site is appropriately located within the built-up residential area of Worthing. The proposal will create four new homes for supported living that will meet an identified need for specialist housing in a highly sustainable location close to the facilities and services of the town centre.
- 6.12 As such, the development will make a significant and positive contribution towards addressing the borough's demand/need for new housing of all types and in particular specialist supported living housing. The location close to the



town centre will provide residents with access to a range of job and training opportunities, leisure activities and services accessed by public transport.

- 6.13 Environmental: The use of this backland site will be making efficient use of existing land. The proposed dwellings would be built to very high environmental standards, incorporating high levels of thermal insulation, triple glazed windows and green roofs that will attenuate flood risk and provide ecological benefits.
- 6.14 The proximity of the site to varied public transport options will encourage the use of sustainable transport modes over the private vehicle. The relatively flat topography around the site makes cycling and walking a feasible transport option for future occupiers. Cycling would be promoted by the proposed cycle storage sited in a convenient position.
- 6.15 It is therefore considered that the proposal meets the NPPF definition and the presumption in favour of sustainable development should apply.

Design and Visual Impact

- 6.16 Draft LP DM2 encourages high densities in town centre locations and efficient use of land. The site is approximately 1km walking distance from the town centre where higher densities can be achieved subject to site context and character being considered, including impact on heritage assets. The dwellings would not be visible from Farncombe Road, being wholly screened by nos. 13 and 15 at the front of the site.
- 6.17 The impact of the development on both the CA and these locally listed buildings is considered to be negligible. The dwellings would not be viewed within the streetscene, nor interfere with the principal, street facing facade of nos. 13 and 15. The rear elevations of these properties have already been compromised to a certain extent by inappropriate additions and incremental change. The proposed development would lead to an overall improvement in the appearance of the rear gardens (see Heritage section below for more details).
- 6.18 Taking into account that the impact on heritage assets would be neutral or even an overall enhancement, this site lends itself to a higher density of development. The proposals allow for a higher density and more effective use of land to be



achieved whilst preserving the setting of heritage assets and without detriment to neighbouring amenity.

Housing Mix and Standard of Accommodation

- 6.19 The dwellings would provide specialist housing for single people with lifelong disabilities and autism. The dwellings are easily accessible for those of impaired mobility and would be built to Part M4(2) standards and can be easily adapted to meet the needs of wheelchair users.
- 6.20 The proposal is compliant with policy DM1 in respect of housing mix and takes account of the needs of the potential users of the site in accordance with DM5.

Design, Layout and Massing

- 6.21 The proposed dwellings are very modest in scale and are tucked away behind the existing houses. DM5 requires proposals to respond to their context, paying attention to height, form, materials and scale. The design is very sensitive to context, with the modest forms sitting comfortably in the rear gardens, visually subordinate to the much grander Victorian houses at the front of the site.
- 6.22 As illustrated by the proposed section drawing, the new dwellings will be significantly smaller and subservient to the main houses in terms of scale and form. They will not compete with the main buildings but allow their grand, imposing architectural form to be retained, both from the road frontage and when viewed from the gardens of surrounding properties.
- 6.23 Through the use of careful massing and design, the proposed dwellings minimise their impact on the surrounding townscape, including the wider Farncombe Road Conservation Area, whilst making a unique and positive contribution to the townscape in accordance with DM5.
- 6.24 Further explanation of the proposed design and materials are provided in the Design and Access Statement submitted with this application.



Amenity of Nearby Occupants

- 6.25 There would no impact on the light reaching habitable room windows of the neighbouring houses, as illustrated by the 25 degree line shown on the proposed section drawing.
- 6.26 These modest dwellings would not be overbearing on the neighbouring properties, being of a scale similar to a garden outbuilding. Although the proposal would introduce some additional activity into the rear garden, this increase in activity would not be so great as to result in material harm to the amenity enjoyed by neighbouring occupiers.
- 6.27 The parking spaces are located some 14 metres from the boundary of the nearest residential property. This distance is more than sufficient to ensure residents would not be adversely affected by disturbance from the use of the parking spaces.

Highways and Parking

- 6.28 Two disabled access standard vehicle parking spaces and two regular parking spaces would be provided for the four proposed dwellings.
- 6.29 Occupants are highly unlikely to be able to drive themselves, but each house will have its own dedicated space for visitors and carers/support staff.
- 6.30 Given the edge of town centre location, on street controlled parking and provision of cycle parking facilities within the site, this level of on-site parking is considered appropriate to serve the existing and proposed development.

Heritage Considerations

- 6.31 The NPPF requires that the applicants describe the significance of designated heritage assets and the affect that development will have on that significance. The effect of an application on the significance of a non-designated heritage asset should be taken into account.



- 6.32 The application site is within the Farncombe Road Conservation Area (CA). 13 and 15 Farncombe Road are locally listed buildings, which are non-designated heritage assets.
- 6.33 The Farncombe Road CA Statement explains that the substantial detached villas along the road were built in the mid c19. The essential architectural qualities of the area are defined by the open character of the street and the large, Victorian villas themselves. These are described as having two, occasionally three, storeys, double fronted, shallow slate roofs, white stucco or yellow brick elevations, canted bays, timber sashes and other fine Victorian architectural details.
- 6.34 The streetscape is an important element in the CA's significance, with the buildings set well forward in their plots yet far enough back from the pavement to give the streets their broad, open aspect. Mature trees, generous grass verges, low flint walls and wide roadways add to the streetscape character.
- 6.35 Negative factors that detract from the significance of the CA include later alterations to the Victorian villas and modern street signage and furniture.
- 6.36 The description provided in the Farncombe Road CA Statement is critical to understanding of the impact of the proposed development on the significance of the CA. None of the features described as giving the CA its special character will be affected by the proposals.
- 6.37 The proposed dwellings would not be visible from the street, so would not interfere in any way with the important streetscape, as described in the CA Statement.
- 6.38 The proposed development would not impact negatively on any of the features that give the Farncombe Road CA its special character. As such, and in reference to NPPF 201-202 and LP policy DM24, there would be no harm to the significance of this designated heritage asset, substantial or less than substantial.
- 6.39 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of CAs. The proposal would result in the preservation of the character of the CA, so would comply with requirements of



the 1990 Act and related Local Plan policies. This is because the dwellings would have no effect on the special qualities of the CA, being tucked away behind existing houses and entirely hidden from views along the street.

- 6.40 The proposed dwellings would be set well back from the original part of the houses by 17 - 20 metres. This separation, when taken together with the many alterations to the rear facades, means that the proposed dwellings will have negligible impact on the significance of these non-designated heritage assets. As with the CA, those features that give 13 and 15 Farncombe Road their special qualities, namely their scale, architecture, form and open position in the wider streetscene, would be unaffected by the proposals.
- 6.41 The bar set by NPPF is that *clear reasons* relating to adverse impacts on heritage assets must be demonstrated to justify refusal. The above analysis in relation to heritage assets shows that in this instance no clear reasons are evident. The special qualities of both the CA and locally listed buildings would be unaffected.
- 6.42 In light of the above the planning balance tips in favour of the proposal. Planning permission should therefore be granted for the proposed new dwellings on land at 13 and 15 Farncombe Road.



7.0 CONCLUSIONS

- 7.1 The planning application for 13-15 Farncombe Road seeks permission for four single-storey, one-bedroom residential dwellings designed for adults with complex learning disabilities and autism, along with associated staff space.
- 7.2 The proposal addresses prior refusals of similar plans by reducing the scale and focusing on specialist housing needs. Situated in a Conservation Area with Victorian villas, the site has been underutilized, with overgrown rear gardens that are ripe for development.
- 7.3 This planning statement demonstrates compliance with local policies supporting specialised housing, sustainable transport, and heritage preservation.
- 7.4 The proposed design and materials minimises visual and environmental impact, featuring green roofs, high insulation, and additional accessibility standards.
- 7.5 Each unit includes a private garden and parking space, while the layout and materials align with the historic character of the site.
- 7.6 From an economic, social, and environmental perspective, the project complies with national and local policies. It contributes to identified housing needs, promotes sustainable transport, and respects the Conservation Area's character.
- 7.7 Heritage assets are preserved, and the proposals are well designed, sited and detailed with appropriate materials.
- 7.8 The application complies with all relevant local and national planning policies and the Borough Council are respectfully requested to grant planning permission without delay.

Lewis & Co Planning

January 2025