Expiry Date -

Development Control – Delegated Officer Report

Application Number: AWDM/1154/25 **Recommendation – APPROVE**

Site: **Seadown House 1A Farncombe Road Worthing West Sussex**

Proposal: **Proposed part two-storey, part single-storey rear extension; with cycle store (resubmission of application AWDM/0908/18).**

Date of site visit: 28 October 2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property comprises one half of a pair of imposing semi-detached 3-storey Victorian buildings occupying a set-back position on the north side of Brighton Road opposite the 'Bayside' (Aquarena) development site. The property is in use as an independent special school (Seadown School) for pupils with social, emotional and mental health issues. The school has been operating from the property for approximately 11 years (previously under a different name).

There is a limited rear curtilage area, currently occupied by an older-style pitched-roof double garage building in the NW corner with modest-sized parking area to the east side accessed from Farncombe Road. The generous site frontage is laid out as a recreational space with some fixed play equipment. The front and side areas are bounded by flint walling with mature trees and hedging providing a verdant sense of enclosure which is supplemented by street trees in Farncombe Road.

The other half of the pair of buildings is in use as a single dwelling house (Sandhurst House). Both are identified as 'Local Interest Buildings' within the Farncombe Road Conservation Area. Woodstock Children's Nursery adjoins the rear of the property to the north (1 Farncombe Road).

Proposal

Permission is sought to demolish the existing garage building and erect a part 2-storey part single-storey extension attached to the north of the building to provide for a new kitchen and dining hall, plus enlarged WC facilities and replacement 'chill out' room on the ground–floor, plus additional classroom and library/computer room at first-floor. The purpose is to improve the facilities of the school to ensure it meets the particular requirements of the special needs of the pupils. It is not intended to increase the school roll or staff numbers.

The proposed extension would largely infill the recessed area between the original rear off-shoot and the western boundary with Sandhurst House, extending at ground-floor 13.2m deep and 8.4m wide almost to the northern boundary. A gap of 0.9m would be retained between the rear (north) wall of the extension and the site boundary with Woodstock Nursery. This ground-floor element would have a dual ridged and hipped roof with a parapet wall 3.4m high adjacent to the common boundary wall with Sandhurst House. A narrow light-well 1.3m deep would be retained between the original rear wall of the building and the extension. The first-floor element would be set-in from the ground floor, extending 10m deep and 6m wide with a ridged and hipped roof 8.5m high. There will be a gap of 2.4m between this first-floor element and the boundary with Sandhurst House. The external walls will be rendered and painted white with a slate-covered roof to match the existing.

Relevant Planning History:

AWDM/0908/18: Proposed two-storey and single-storey rear extension to provide additional floor space for kitchen/storage and dining area and redesign existing toilet layout; one new classroom and a library/computer room at first floor. Permitted 27 September 2018

This permission was not implemented and this application seeks to reapply for the above permission.

Consultations:

Worthing Society:

This relates to a tall Victorian building which is one of a pair within the Farncombe Road Conservation Area (CA). The properties occupy a landmark position within the CA and the distinctive south facing facades are an important element. Both Seadown House and the adjoining property are included on the Council's Local Interest List.
I have now had the opportunity to discuss the proposal with our Heritage Team. We consider this is not an unreasonable application with development largely to the least prominent elevations which also has the benefit of removing the unsightly metal fire escape stairs from the rear elevation. This is sensible, graduated addition which doesn't affect the important view of the front elevation or that of the adjoining property. It will, however, be necessary to ensure that the materials used are in keeping with the character of the building and the CA. In summary I am pleased to advise you that the Society has no objection to this application.

WSCC (as LHA):

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been consulted on proposals for extensions to existing school (resubmission of AWDM/0908/18 to which no highways objections were raised). The extensions will increase ground floor area by 85.7sqm and first floor area by 62.4sqm.

Pedestrian and vehicle access as per existing point of access to Farncombe Road. LHA has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury incidents at the access with Farncombe Road. There has been an incident at the nearby junction of Farncombe Road with A259. However, from an inspection of incident data it is clear that this was not due to any defect with the junction or road layout. There is no evidence to suggest that the junction is operating unsafely.

The proposals appear identical to that commented under AWDM/0908/18. No changes to access are proposed and car parking as detailed under AWDM/0908/18. This shows 10 x staff car parking spaces in a tandem arrangement as per existing.

Please refer to comments made under AWDM/0908/18. The Local Highway Authority does not consider that the proposal for would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved site plan.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Car parking
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose. Reason: To provide car-parking space for the use

Southern Water:

Thank you for your correspondence, please see our comments below regarding the above application.

Existing Southern Water Assets

Please see the attached extract from Southern Water records showing the approximate position of our existing sewer crossing the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

To get in contact to confirm the exact position of the asset please visit; https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf

For information on required stand off distances from public sewers please refer to: https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf

Existing Gravity Sewer

The 150 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access. No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water. All existing infrastructure should be protected during the course of construction works. Please refer to:

https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf

Condition: In order to protect public sewers, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must agree with Southern Water, prior to commencement of the development, the measures to be taken to protect the public sewers.

Connection to public sewer

Once the location of the existing sewer is established, Southern Water will require a formal application for a connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: https://developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: https://www.southernwater.co.uk/developing-building/connection-charging-arrangements We request that should this planning application receive planning approval, the following informative 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.

Adur and Worthing Councils:

Environmental health: there are no adverse EH comments for this application

WSP as drainage consultant:

Following a review of the submitted information, we have no objection on surface water grounds. We note that insufficient surface water drainage information has been provided; however, this can be provided at detailed design stage. The necessary information includes:
• A detailed breakdown of each individual infiltration test, including the depth at which the testing was carried out and full results.
• A drainage layout confirming proposed levels of the soakaways.
• Confirmation on whether groundwater was struck within the boreholes.
• Full calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms.
• Calculations should use FEH rainfall data, a CV value of 1, and a 45% allowance for climate change.

Due to the site, size, location, and type of development we would recommend the approval of the application with the following conditions attached:

Condition 1:
Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control SuDS in consideration of the National Standards for Sustainable Drainage Systems and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any infiltration drainage. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

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

Condition 2: The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

I. a timetable for its implementation.
II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
III. a management and maintenance plan for the lifetime of the development which shall include details of design life and the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of Adur and Worthing Council.

Representations: None received.

Relevant Planning Policies

Local Plan policies: DM5, DM8, DM15, DM24
National Planning Policy Framework (HCLG 2024)
National Planning Practice Guidance

Planning Assessment

Policy DM8 of the Local Plan seeks to retain and enhance all existing community use provision. Consequently, there is no objection in principle to the proposed development which seeks to enhance the facilities of the existing school (with no increase in the school roll).

The following analysis is largely taken from the 2018 report. Where policies have changed or additional information has been required this has been identified.

Visual Amenity

The main frontage building has a pronounced gabled form and elaborate architectural detailing (including rusticated treatment of the ground-floor element and distinctive vermiculated quoins and decorative framed window openings) which wraps round onto the east side elevation. The existing 3-storey rear off-shoot (also paired with Sandhurst House) is much plainer in comparison.

The proposed part 2-storey/part single-storey extension would have a subservient visual relationship to the host building, stepping down in height from the existing rear off-shoot and stepped-in nominally from the existing flank wall. The pitched and hipped roofs of the extension would complement the hipped roof form of the existing rear off-shoot, as would the simple, unfussy

architectural treatment facing Farncombe Road. The proposed fenestration would be smaller in scale than the existing large windows, but would replicate their distinctive vertical proportion and expressed cill treatment.

Although the overall footprint will occupy a substantial proportion of the rear curtilage, the extensions replace an existing large garage building and shed on this part of the site and will not appear overdeveloped in views from the street, stepping down in scale adjacent to the site boundaries to help maintain a sense of spaciousness between the rear of this property and 1 Farncombe Road. The existing redundant metal external fire escape will be removed as part of the proposals. Although it cannot easily be viewed from any public vantage point, the removal of this unattractive feature will improve views of the building from neighbouring properties."

Effect on the Character and Appearance of the Conservation Area

The Farncombe Conservation Area is characterised by large 2 or 3-storey Victorian villas, with shallow-pitched hipped roofs set within relatively spacious, mature landscaped plots. The pair of properties (Sandhurst House and Seadown House) make a strong, positive contribution to the character and appearance of the Conservation Area. The stepped scale and simple design of the extensions reflect the existing hierarchy of the building and the more subdued architectural language of the rear components.

The unpainted stucco finish is a distinctive feature of the building which should be matched as closely as possible on the extensions (not white-painted as annotated on the drawings). The existing windows are a combination of the original timber vertical sliding-sashes and PVCU replacements (although there appears to be no records of any planning permission for the PVCU windows). The submitted drawings state the windows will be timber sliding sash. Details were approved by condition attached to the 2018 permission. The same details have been submitted as part of this application.

Subject to the above, it is considered the proposals will not detract from the historic significance of the building or the character or appearance of the Conservation Area.

Residential Amenity

The other half of this pair (Sandhurst House, 101 Brighton Road) – together with buildings in Madeira Avenue - were formerly in use as an independent day school (unrelated to Seadown School) until approximately 2010. Planning permission was granted for the demolition of the unsympathetic classroom extensions and conversion of the original buildings into residential use together with a new infill dwelling (2A Madeira Avenue) and a detached 'gatehouse' dwelling in the grounds of No.101 (now 99 Brighton Road). Sandhurst House was converted into a single large dwelling house with a single-storey extension added to the rear (north). [Since then a detached summerhouse has been sited on a raised deck in the NE corner of the shallow rear garden.]

There is a recessed gap of approximately 1m between the flank wall of the single-storey extension to Sandhurst House and the common boundary with the application site which is defined by a brick wall approximately 2 metres high. The approved drawings show a window in the east wall of the rear extension to No.101 serving a WC. A north-facing window in the ground-floor of the original building, left deep in recess, serves a main reception room. The approved plans show this as a secondary window, with the main aspect to the room facing south. The parapet wall of the proposed ground-floor infill extension at Seadown School will project above the boundary wall by well over a metre for virtually the full depth of the neighbouring garden increasing the sense of enclosure within the existing recess at No.101. However, this narrow gap has little or no value as an amenity space. The prospect from the north-facing window is already impacted by the close proximity of the redundant external stairs at Seadown House, which will be removed as part of the proposals. The first-floor element was reduced during the previous application to alleviate the impact on the rear of No.101. The west flank wall of the first-floor element will be sited a distance of 2.45m from the common boundary. Although this element still extends some 10m long, the approved drawings for No.101 show that the 2 no. first-floor north-facing windows both serve non-habitable accommodation. On balance, whilst the proposed extensions will have some overbearing effect on the first and ground-floor windows in the north elevation of No.101, it is considered to harm to the amenities of this property would not be so serious as to warrant refusal.

Woodstock Day Nursery adjoins the site to the north (No.1 Farncombe Road). It consists of a large detached 2-storey building with a large garden used for outdoor play. The nursery is open between 7.30am and 6pm Mon-Fri. There are a variety of windows at ground and first-floor level in the south side of the building which face towards the rear of the application property. A distance of 12.5m would be retained between the main 2-storey flank of No.1 and the north elevation of the proposed first-floor extension. Whilst the ‘bulk’ of the proposed extension would not be overbearing at this distance, or result in an unacceptable loss of light to the windows in the south side of No.1, it is considered reasonable to require the lower sash in the first-floor, north-facing window of the extension to be obscure-glazed in order to safeguard against mutual overlooking and protect the privacy of the occupiers of the respective education establishments.

Concerns were raised in the previous application by the occupiers of 4 and Flat 2, 6 Madeira Avenue, neither property directly adjoins the application site, being over 20m distant. It was considered there would be no adverse effect on their outlook. There are no windows proposed in the west elevation of the first-floor extension and therefore no loss of privacy through overlooking.

It is not intended to increase the School roll so no reason to believe that the proposals would result in any increase in noise and disturbance associated with the use of the premises. However, part of the justification for the current proposals relates to the special educational needs status of the school necessitating very small class sizes and generous space requirements. A different type of educational establishment could operate more intensively from

the premises with a greater number of pupils potentially resulting in more activity and an associated increase in noise and disturbance. It is therefore considered prudent to control the number of pupils going forward.

Highway safety and parking

Having regard to the special educational needs status of the school the attendant pupils do not necessarily live locally or within easy walking distance of the site with several being dropped off and collected by taxi. Evidence from the site visit for the previous application indicated drop-off and collection is typically on the public highway outside the school (rather than taxis driving into the site) and within the limitations of the CPZ which allows for limited on-street parking within designated bays (no return within 2 hours).

Following the initial comments of the Local Highway Authority (LHA) on the previous application an amended site plan was sought showing the existing on-site parking arrangements for staff. The site plan demonstrates that although 10 vehicles can be accommodated within the existing parking area, this requires staff to park in a tandem arrangement. Although not an ideal situation, no objection has been raised by the LHA on highway safety grounds on the basis the nearby road network is protected by controlled parking zones and junction protection road markings. The applicant's agent has confirmed by email that it is not intended to increase staff numbers as a result of the proposals.

The site plan shows replacement provision for cycle parking within the site. The details were previously approved under the previous application and are resubmitted here. A condition will be attached to ensure they are installed

Flooding

The site is located within an area at risk from surface water flooding. The application is accompanied by information on flooding however the drainage consultant has stated that not all of the required information has been provided. It is noted that the Council's SFRA and the NPPF and PPG have been updated since the last application was approved. Conditions have been recommended as the additional information can be provided at detailed design stage.

Southern Water has requested conditions to protect the sewer system from development and the means of sewerage and foul water disposal to prevent flooding of assets. These will be attached to the permission.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Agree external materials and finishes
4. Obscure-glaze lower sash in first-floor north-facing window

Expiry Date -

5. External staircase to be removed
6. Limit pupil numbers
7. Agree construction method statement
8. Hours of work
9. Cycle parking
10. Car parking
11. Agree kitchen extraction/odour control
12. No external lighting
13. Drainage 1
14. Drainage 2
15. Means of disposal of water

Informative

1. Approved without amendment
2. Party wall act

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

Case Officer: Louise Prew Date: 30/10/2025

Authorised by: Jo Morin Date: 30.10.2025