Expiry Date - 01/04/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0090/25 **Recommendation – APPROVE**

Site: **Kings Manor 140 Heene Road Worthing West Sussex**

Proposal: **Application to vary Conditions 1 (Approved Plans), 5 (Car Parking) and 12 (Hard and Soft Landscaping) of approved application AWDM/0601/21 for amended car parking layout & hard & soft landscaping.**
[AWDM/0601/21 Conversion and alteration of existing care home to create 8no residential units (including alterations to original coach house create a detached two storey 3no. bedroom dwelling) with provision of 7no car parking spaces.]

Date of site visit: 12.02.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a detached Edwardian villa on the corner of Heene Road and Manor Road within the Heene Conservation Area. The property is identified as a 'Local Interest Building'. It exhibits a wealth of character features and represents a fine example of grand Edwardian domestic architecture.

The building has been converted from its former use as a care home into 7no flats over 3 floors following the grant of planning permission in 2021 (AWDM/0601/21). The permission also includes the enlargement/remodelling of former single-storey outbuildings in the southeast corner of the site to create a detached 'coach house' dwelling over 2 floors. At the time of the site visit this dwelling was under construction but not completed.

The approved development scheme involved the provision of 7 car parking spaces and cycle storage, plus landscaping details including new tree planting.

The former care home was served by an L-shaped area of tarmac hard-standing on the north side of the building with access from Heene Road and egress onto Manor Road. The approved scheme involved the adaptation and improvement of this area, introducing areas of soft planting and gravel surfacing to 'soften' its appearance, but maintaining the same access/egress arrangements. However, the original tarmac surface has since been re-covered and expanded around the building at variance to the layout and

landscaping scheme approved under AWDM/0601/21 (and subsequent AWDM/2104/21).

The current S.73 application seeks amendments to alter the parking layout and introduce areas of soft landscaping with new tree planting as a variation to condition 1 (approved plans), condition 5 (parking layout), and condition 12 (hard and soft landscaping) of AWDM/0601/25. The current application has been made following an enforcement investigation under AWEN/0162/24.

Adjoining to the south, No.138 comprises a detached, mid C20 house. A garage building at the rear (east) of the plot was previously joined to the former outbuildings at the application property. The latter has since been removed as part of the consented development scheme and the neighbour's building 'made good' on the common boundary.

The adjoining property to the east is a detached Edwardian villa similar in character and appearance to the application property, apparently in use as holiday 'flat lets' (Torrington Residential Houses & Flats, 60 Manor Road).

Relevant Planning History:

AWDM/0601/21 Conversion and alteration of existing care home to create 8no residential units (including alterations to original coach house create a detached two storey 3no. bedroom dwelling) with provision of 7no car parking spaces. Permitted 30.07.2021.

AWDM/1875/21 Conversion of existing care home to provide 7no. residential apartments involving demolition of attached conservatory; development of a detached 2-bedroom bungalow to south side and adaptation and enlargement of original coach house to provide a 3-bedroom dwelling (9no. dwellings in total) plus 7no parking spaces (resubmission of planning application AWDM/0601/21). Refused – appeal Dismissed 25.01.2023.

AWDM/2104/21 Approval of Details Reserved by Conditions: Cond 3 (Schedule of Materials and Finishes); Cond 4 (Architectural Details); Cond 5 (Car Parking Details); Cond 6 (Signage); Cond 7 (Cycle Store); Cond 9 (Site Set-up and Dust Suppression Details); Cond 11 (Surface Water Drainage Details); and Cond 12 (Hard and Soft Landscaping Details); Cond 15 (Making Good); Cond 16 (Refuse Store); Cond 17 (Coach House Enclosure) of approved application AWDM/0601/21. Approved 28.03.2023.

AWDM/1457/23 Conversion and alteration of existing care home to create 8no residential units (including alterations to original coach house to create a detached two storey 3no. bedroom dwelling) with provision of 7no car parking spaces. Application to vary condition 1 (approved plans) of AWDM/0601/21 (to retain the existing conservatory). Refused 14.12.2023.

AWDM/0238/24 Conversion and alteration of existing care home to create 8no residential units (including alterations to original coach house to create a detached two storey 3no. bedroom dwelling) with provision of 7no car parking

spaces. Application to vary condition 1 (approved plans) of AWDM/0601/21 (to retain the existing conservatory). Refused 16.04.2024.

Consultations:

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

"*The LHA has been consulted on the above application. From an assessment of the planning portal documents it appears one extra parking space has been added along the wall besides Manor Road. The LHA would raise no objection.*"

WSCC Fire & Rescue: "Evidence is required to show that all points inside all flats are within 45 metres of the location of a fire appliance in accordance with Approved Document B (AD-B) Volume 1 B5 section 13. This is to be measured along the hose lay route, not in a direct line or arc measurement as this type of measurement can rarely be achieved due to obstructions. Any areas not within the 45-metre distance will need to be mitigated by the installation of sprinkler or water mist system complying with BS9251 or BS8458 standard."

Officer Comment: the building has been converted in accordance with the layout approved under AWDM/0601/21. The current s.73 application relates only to the external areas.

Southern Water: No adverse comments received.

WSP: Recommends approval of the application.

Adur and Worthing Councils

The **EHO (Public Health) Officer** has no comment.

Representations: A neighbour has commented: -

"We note the removal of hedging from the original plans and are disappointed with the reduction in flora, but have no objections. We look forward to the final completion of the development including renovation of the front boundary wall on Heene Road."

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM1, DM2, DM5, DM15, DM16, DM17, DM18, DM19, DM20, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance (MHCLG)
WSCC Guidance on Parking in Residential Development (WSCC 2019)

Planning Assessment

The principle of the development has been established by AWDM/0601/21 which has been implemented in relation to the conversion of the main building into 7 flats and the development of the detached ‘coach house’ under construction. The key consideration is the impact of the proposed amendments on visual amenity and on the character and appearance of the Heene Conservation Area.

The current application seeks a variation to the layout and treatment of the external areas as approved under AWDM/0601/21, and the subsequent approval of conditions 1, 5 and 12 granted under AWDM/2104/21. [It should be pointed out that the parking layout approved under AWDM/2104/21 shows 8 rather than 7 car parking spaces.]

The approved layout (AWDM/2104/21) shows 4 parking spaces parallel to the northern site boundary and 4 chamfered car parking spaces at an angle to the western site boundary all finished in gravel surfacing with the existing tarmac surface shown as circulation space wrapping around the west, north and east sides of the building. The pre-existing soft planted borders and flower beds around the edge of the building were shown as retained with new soft planting and new tree planting introduced in the gaps between the parking bays, and in the communal and private garden areas.

The soft-planted borders and flower beds around the edge of the building have since been tarmacked over.

The current application proposes to re-instate some grass verges around the edge of the main building together with the planting of 7no new cherry blossom trees, one close to the site entrance off Heene Road, 5no in the southwest corner of the communal garden and one in the private garden of the coach house.

The current proposals whilst an improvement on the current (unauthorised) layout are disappointing in that they will not deliver the same hard and soft landscape quality to the external areas as approved under AWDM/0601/21 (and subsequently granted by AWDM/2104/21) and represent a missed opportunity to enhance the setting of this characterful building. That said, some improvement to its setting has resulted from the removal of the large UPVC conservatory formerly attached to the south side of the building. In due course it is proposed that this area will be grassed over to form part of the communal garden.

The visual impact of the enlarged tarmac areas alongside the north and western site boundaries in place of the previously agreed gravel parking bays is at least screened in views from the surrounding conservation area by the tall boundary walls.

Further amendments to the proposed layout and landscaping scheme have been sought during the course of this application without success meaning the current application must be decided on its merits. On balance, the current proposals offer an improvement on the existing (unauthorised) situation and

as the new planting becomes established it will in time help soften the appearance of the expanse of tarmac area.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. N/A
3. Coach house implemented in accordance with the schedule and samples of materials agreed under AWDM/2104/21.
4. Coach house implemented in accordance with the design details and specifications approved under AWDM/2104/21.
5. Within 3 months of this permission the layout of the 4no car parking spaces adjacent to the western site boundary shall be amended in accordance with the chamfered layout shown on the approved site plan.
6. N/A
7. Within 3 months of the date of this permission the cycle parking provision shown on the approved plan shall be implemented in accordance with the design and construction details approved under AWDM/2104/21.
8. N/A
9. Unless otherwise agreed in writing by the LPA the site set-up and construction management arrangements agreed under AWDM/2104/21 (including details of temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles, the loading and unloading of vehicles, and dust suppression scheme) shall be adhered to throughout the construction period.
10. No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 08.00 and 18.00 on Monday to Friday and between the hours of 09.00 and 13.00 on Saturdays. No work shall take place on Sundays or on Bank or Public Holidays.
11.The development shall be carried out and completed in accordance with the surface water drainage details approved under AWDM/2104/21.
12.The areas of grassed landscaping planting (not artificial grass) and new tree planting shown on the approved site plan shall be carried out in the first planting season following this permission. The agreed Prunus trees shall have a girth size not less than 12/14cm at the time of planting. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
13.
(i) Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D and E of the Town and Country Planning General Permitted Development Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), the proposed coach house dwelling shall not be externally altered or enlarged or any incidental building over 5 cubic metres in volume erected within its curtilage.
(ii) Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning General Permitted Development Order 2015 as

amended (or any order revoking and re-enacting that Order with or without modification), no gate, wall or other means of enclosure shall be erected within the site grounds unless otherwise approved under this permission.
14. The first-floor windows in the south and west elevations of the coach house dwelling hereby permitted shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and shall not subsequently be altered in any way.
15. The agreed works of making good to the party flank wall of 138 Heene Road shall be carried out and implemented prior to first occupation of the dwellings hereby permitted.
16.Agreed communal facilities for storing refuse/recycling to be retained and used only for the storage of refuse and re-cycling waste.
17. The Coach house dwelling shall not be occupied until the fences to the rear garden area has been erected as approved under AWDM/2104/21 and shall thereafter be retained.

Informative

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

Case Officer: Jo Morin **Date:** 14.07.2025

Authorised by: Louise Prew **Date:** 14/07/2025