Expiry Date - 28/07/2026
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/0664/26 **Recommendation: APPROVE**

Site: **Linfield Care Home 18 - 22 Wykeham Road Worthing West Sussex**

Proposal: **Three storey side/rear extension to the south-east elevation; installation of new windows and rooflight; and rooftop photovoltaic panels**

Date of Site Visit: 8 September 2026

Neighbours Checked: **Y**

Additional Neighbours Notified: **N**

Site and Surroundings

The site relates to a 2-3 storey care home building located on the north-east side of Wykeham Road which is a predominantly residential street. To the rear of the site is the Victoria Recreation Ground and play area.

The site is within the Shakespeare Road Conservation Area. Tree Preservation Order No.13 of 1992 relates to several trees close to the front (south west), side (north west) and rear (north east) boundaries of the site.

Proposal

The application proposes the erection of a three-storey side extension on the north-eastern side of the building. The extension would house three additional bedrooms.

The extension would affect three existing bedrooms to the south. In order to provide these rooms with additional light, a window would be provided to each of the ground and first floor rooms and a rooflight to the second floor room.

To provide more light to the ground floor lounge two additional windows would be provided either side of the door.

Photovoltaic panels are to be installed on the flat roof slopes.

Relevant Planning History:

03/00794/FULL - Demolition of existing buildings and construction of a 54 bedroom Residential Care Home incorporating 13 off road car parking spaces and hard and soft landscaping
STATUS: Application Permitted 25th February 2004.

03/00795/CAC - Application for Conservation Area Consent for demolition of existing buildings on the site in connection with the construction of a 54 bedroom Residential

Care Home, incorporating 13 off road car parking spaces and hard and soft landscaping
STATUS: Conditional Consent 28th August 2003.

93/05895/FULL - PROPOSED FIRST FLOOR EXTENSION ABOVE EXISTING LINK EXTENSION
STATUS: Conditional Consent 28th July 1993.

AWDM/1494/25 - Alterations and extensions to existing care home to provide additional bed spaces, including construction of single storey glazed link extension to southwest elevation, three storey extension to southeast elevation and installation of solar panels to existing flat roof and south west roofslopes.
STATUS: Application Withdrawn 14th May 2026.

AWDM/1544/25 - Two storey extension to provide two bedrooms to the front / southwest elevation
STATUS: Application Refused 4th February 2026.

Consultations

West Sussex County Council (Highways):

The proposed extension to create 3 additional rooms with ensuite facilities has been considered by WSCC as the CHA. No objection is raised subject to any conditions attached.

The extension will see an additional 3 rooms added to the care home in the form of a small 3 storey side extension. There will be no changes to car parking provision, and these will remain at 10 spaces and 3 disabled spaces, creating a total of 13 spaces. Care homes do not have set car parking standards and are based on a Site-specific assessment based on travel plan and specific operational needs.

The care home has considered the need for additional parking, and re allocated one of the management team spaces to a visitor space. Parking is limited at this site as noted by representations however given its town centre location there are local parking options in nearby car parks or on street options at certain times of the day.

If the care home has a travel plan this will need to be updated to reflect the new rooms.

The Worthing Society

The extension seems well designed and would not be very visible. It would not in our view have a negative impact on the conservation area. No objection

Southern Water
Southern Water has no objections to this proposal.

Tree officer

The submitted Arboricultural Method Statement and Tree Protection Plan have been reviewed. The proposed development has been designed with appropriate consideration for the retention and protection of existing trees, and I have no arboricultural objection to the application, subject to the recommendations within the submitted documents being fully implemented. In particular, the proposed tree protection fencing, ground protection measures, arboricultural supervision, and facilitation pruning to T1 are considered appropriate to safeguard retained trees during construction.
I recommend the following condition: [Tree protection]

Accordingly, no further arboricultural comments are raised.

Consultee responses for AWDM/1494/25 considered relevant to this application

Environmental health:
No objection subject to CMP and hours of work conditions

Heritage consultant:

Proposed three storey rear extension
The proposed rear extension is located at the eastern corner of the south eastern block where there is currently a natural recess within the existing plan form. The proposal seeks to reference the existing typology and materiality presenting a cohesive architectural design that will be visually discernible in the glimpsed views form the recreation park will be seen. Given that the proposed development albeit three storeys in contained within a current recess, it is considered that the perceived increase of mass and scale will be modest. The proposal does introduce a flat roof element which is not considered to be as successful in terms of its interface details with the existing building but this element due to its position will be screened from all public views and as such will not affect the special character of the conservation area. This aspect of the proposed development is considered on balance to accord with part e) of policy DM24 and successfully presents a high standard of design that reflect the architectural detail and form of the host building and that the proposed materiality presents a cohesive palette that harmonises with the existing structure.

In addition to the proposed extension, further alterations are proposed by way of the blocking up of existing windows, the installation of solar panels on both the flat roof elements of the existing built form and the front facing roof slopes. Whilst the infilling of former window openings could be could in principle be supported it would have to achieve the appearance of a blind window to retain the diminishing hierarchy of the existing windows and the articulation of the openings by way of contrasting brick dressings.

The installation of solar panels on the principal roof slopes will visually detract from the architectural contribution that the building makes to the special character of the conservation area. Given that there are flat roof areas to both the aesthetically distinct elements, it is considered that solar panels should be restricted to these only.

Should the single storey element be removed from the application, it is considered that the proposed three storey extension by way of its typology and materiality would complement the architectural appearance of the host building and thus preserve the special character of the conservation area from public views. As such the proposal would accord with policy DM24, Section 16 of the NPPF, particularly para 210 and section 72 of the PLBCAA.

Neighbour Representations

No. of Contributors	8
No. of Representations	0
No. In Support	0
No. of Objections	8

- *Loss of natural light to the shared living room in Richmond Suite from east facing windows, other windows aren't suitable as residents may need to stand up and many are frail and vulnerable, loss of light can cause sundowning in dementia patients*
- *There are no views of the park for ground floor residents*
- *detrimental impact on the wellbeing and quality of life*
- *loss of outdoor space available to the residents, all residents won't be able to use other spaces in other parts of the building ands some benefit from smaller spaces with fewer people*
- *disruption that the proposed works would cause. Richmond Suite is home to residents living with dementia, routine and familiarity are key to providing comfort, and enhanced well-being to dementia patients, and that unfamiliar surroundings can increase disorientation, confusion and fear, as well as increasing the risk of falls*
- *conversion of lounge to bedroom will remove a valued amenity*
- *safeguarding concerns with more patients but no new staff*
- *more residents will mean more care staff increasing costs*
- *parking for visitors*
- *inconsistencies in statement about whether new staff will be required, how this will affect parking which is for visitors not just staff,*
- *disabled spaces haven't been provided*
- *Loss of light for current residents, no outlook for these residents*
- *Daylight and sunlight assessment does not assess the lounge windows*
- *During previous works residents had to use the smaller lounge which was not suitable for the number of residents and they became disoriented, restless, confused and anxiety levels*
- *Residents and families weren't informed of the new application.*

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023):
SP1 (Presumption in Favour of Sustainable Development)

SS1 (Spatial Strategy)
DM1 (Housing Mix)
DM2 (Housing Density)
DM5 (Quality of the Built Environment)
DM15 (Sustainable Transport and Active Travel)
DM16 (Sustainable Design)
DM17 (Energy)
DM18 (Biodiversity)
DM20 (Flood Risk and Sustainable Drainage)
DM22 (Pollution)
DM24 (The Historic Environment)

Shakespeare Road Conservation Area Appraisal

National Planning Policy Framework (MHCLG 2026)
National Planning Practice Guidance

Planning Assessment:

Principle of development

The NPPF requires Local Plan policies to deliver a wide choice of quality homes by planning for a mix of housing based on current and future demographic projections, market trends and the differing needs of various sectors of the community.

Policy DM1 of the Worthing Local Plan seeks to deliver sustainable, mixed and balanced communities based on consideration of up to date evidence of housing needs and demands to help determine the most appropriate housing mix based on the character and location of the individual site. 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 and a maximum of 435 additional care bed spaces. DM1 states that to meet the needs of older people, housing with support and housing with care should be prioritised over care bed spaces. These should be in both affordable and market tenures in accessible and suitable locations close to local services.

However, this is an established care home site, and it is understood that the home meets a specific need for dementia care as outlined in the applicant's supporting statement. The principle of extending the existing care home which would make a small contribution to meeting the need for additional care bed spaces within an established care home site in a sustainable location can be supported in principle.

Visual Amenity

Linfield Care Home is a modern purpose built care home that was designed as two architecturally different buildings with a subservient glazed link element between affording connectivity between the two elements. The materiality of both elements represents a local vernacular including mock tudor detailing to the first floor and dormer gables with black painted timbers and white infill panels, brick ground floor with

contrasting red brick dressings to the windows; the second design has red brick to the ground floor with red gauged brick dressings to the windows openings; to the first floor plain and scalloped vertical tile hanging creating a banding effect. Both properties have plain tile covering to the roof slopes vertical hanging tiles with brick chimney stacks providing a pleasing addition to the roofscape.

The buildings are contained within Shakespeare Road Conservation Area and from the recreation grounds to the north and north-east, glimpsed views between the canopy of the matures trees that line the boundary are visible. This visibility is amplified in the winter months.

The three-storey extension is located to the east corner. It will align with the existing projection of the building to the front. The extension has been designed in the same style as the existing building with mock tudor detailing and a hipped roof. The extension complements the existing building and preserves the appearance of the conservation area.

The proposed windows are of an acceptable scale and design and will be conditioned to match the other windows.

The solar panels are restricted to the two flat roofs in the centre of each building. Details of the panels including sections will be secured by condition to ensure that the visibility of the panels is minimised to preserve the appearance of the conservation area.

Residential Amenity

The proposed extension is in proximity to the boundary with no 16 Linfield Road, a two-storey semi-detached dwelling, to the south-east. The extension would be set off the shared boundary by about 4.2 metres at the narrowest point. It would be set further into the site than the main house. Due to the location to the north, it won't overshadow the main part of the garden or habitable room windows, some overshadowing to the rear of the garden is possible but this area is also overshadowed by existing trees. It is considered that the extension would not unduly affect the amenity of this property.

The proposed windows to the existing building are to be obscure glazed to ensure no overlooking of this property. This will be secured by condition.

Standard of accommodation

The new rooms would have north-east and south-east facing windows. South-east windows would be obscure glazed to protect neighbouring amenity. A good quality of accommodation is provided for these three rooms.

As noted, there were previously concerns with the impact on the existing bedrooms to the south-west of the new extension. This is reflected in the daylight and sunlight study that shows VSC reductions of up to 81.4% for the ground-floor bedroom, 73.9% for the first-floor room and 36.0% for the second-floor room.

This application proposes an additional window to the two lower floor rooms and a rooflight to the second-floor room. When looking at the room as a whole using the No-Sky Line test all three rooms pass with figures retained of between 87% and 98%. Sufficient daylight is therefore retained to these rooms. A condition will be included to ensure these windows are installed prior to practical completion of the new extension. It is noted that the outlook for these rooms will be reduced which is likely to have more of an impact on residents given their likely limited mobility. However, given the additional daylight provided it is considered this wouldn't be sufficient to refuse the application.

Regarding the living room, the concerns are understood about the impact the loss of light may have on residents with dementia but in planning terms sufficient light is retained to the room with the door and new windows to the north-east. It is understood that the quality of the accommodation will be further regulated by the Care Quality Commission.

The lounge which is being converted to a bedroom does not require planning permission as the works are internal. It is noted that the applicant has provided a response saying that a separate room has been identified on the ground floor to act as an in house "café".

Concerns raised about staffing levels and care of residents are noted however these are not matters for planning. The care home will be expected to provide sufficient staffing to cover the extra residents if required.

In terms of construction, it is recognised that the proposal will come with works to erect the extension. Guild Care will be responsible for ensuring adequate measures are put in place to protect residents during construction. Hours of works will be limited by condition but these are usually in place to protect neighbouring amenity.

Transport

Objections have been raised in relation to the number of car parks available for visitors. No objection has been raised by the highway authority noting that parking is available on street within certain times of the day. Given the scale of the development this is considered acceptable.

There will be some disruption during construction works as deliveries are required but there is space within the car park to allow this to occur.

The LHA has requested that if there is a travel plan this should be uploaded to cover these rooms. An informative will be included to this effect.

Drainage

The site is in flood zone 1 and not at current nor future risk of surface water flooding.

Biodiversity and green infrastructure

The extension is about 35sqm and would be in an area currently laid out with grass, some shrubbery and paving. Measuring the loss of the shrubbery and grass it appears to come in just under 25sqm. Therefore, the scheme would not be liable to provide 10% biodiversity net gain.

The scheme does not result in the loss of any trees. However, there are trees along the north-eastern boundary and within the neighbour's garden. The extension is not shown to project within the root protection area for these trees. A tree survey, tree protection plan and arboricultural method statement have been provided with the application. A condition will be included to ensure the trees are adequately protected in line with the recommendations in these documents during construction works.

CIL

There will be no CIL chargeable as the levy is £0/m2 for extra care housing.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No openings to side elevations of extension
5. Obscure windows
6. Proposed windows to be installed prior to practical completion
7. Tree protection during construction
8. Hours of works
9. PV panels
10. CMP

Informative

1. Approved following revisions
2. Travel plan to be updated

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

Case Officer: Louise Prew Date: 16/11/2026

Authorised by: Peter Barnett Date: 16 November 2026