

Development Management – Delegated Officer Report

Application Number: AWDM/0268/26

Recommendation: – APPROVE

Site: 12 Manor Road Worthing West Sussex BN11 3RT

Proposal: Rebuild the flint wall that forms the north boundary to a maximum height of 1.2m

Date of Site Visit: 09/03/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located to the south-east of the junction of Manor Road and Rowlands Road within a predominantly residential area of Worthing. The property comprises a detached two storey building with brick elevations, gabled bays and a hipped roof. The property is set back from the road behind a flint wall with taller red brick piers and a higher hedge inside the boundary obscuring any view of the front garden or ground floor of the property. Access to the property is via a driveway to the north with parking for several vehicles. There are gardens to the north and west of the building. The property is in use as a children's nursery and includes a first floor flat.

The site is within the Ivy Place conservation area but is not a listed building. There are no protected trees on the site.

Proposal

Planning permission is sought to rebuild the flint and brick wall to the north boundary of the site to a maximum height of 1.2m. The wall is damaged with a large crack and a significant lean in to the site. The wall would be rebuilt on a like for like basis reusing the original materials where possible and using matching bricks, flint and mortar where required.

An application for the same works was approved under AWDM/0637/22 (now lapsed) and the condition requiring a flint sample to be inspected on site has been discharged under Approval of Details Reserved by Condition application AWDM/1362/22 (discharged 27/09/22). The agent has confirmed in writing that the person who had previously started the work (sample panel of flint work) will be undertaking the work on the wall, and that the bricks to be used are "Regency Chesham Multi handmade" as approved by the previous condition.

The only difference between the lapsed application and the current application is that the current application proposes an increase in height of the lower section of wall to the west side of the driveway from approximately 0.65m high to 1.2m high to match the height of the rest of the wall. Other than this all details are identical to the previous approval.

Relevant Planning History:

AWDM/0637/22 - Rebuild the flint wall that forms the north boundary to a maximum height of 1.2m

STATUS: Application Permitted 15th June 2022.

AWDM/1362/22 - Application for Approval of Details Reserved by Condition 3 (Flint sample) of previously approved AWDM/0637/22.

STATUS: Application Permitted 27th September 2022.

AWDM/0156/23 - Rebuild the flint wall that forms the north boundary to a maximum height of 1.2m (Re-submission of AWDM/0637/22).

STATUS: Application Withdrawn 12th June 2024 – Due to lack of response from agent

Consultations

The Worthing Society: No objection to the proposed new wall. It seems to be mostly a 'like for like' replacement using the same materials.

WSCC Highways: This application is to rebuild the flint wall that forms the north boundary to a maximum height of 1.2m. The site is located on Manor Road, an unclassified road subject to a speed restriction of 30 mph.

The LHA previously provided consultation advice for this site for the permitted application AWDM/0637/22, raising no highway safety concerns.

There are no alterations to the existing vehicular access point onto Rowlands Road, an unclassified road subject to a speed restriction of 30 mph. From inspection of the plans, the replacement wall is on private land and would not encroach into the highway boundary or obstruct vehicular/pedestrian visibility.

The LHA does not consider that this proposal 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 116), and that there are no transport grounds to resist the proposal.

Neighbour Representations

None received

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM23, DM24

National Planning Policy Framework (MHCLG 2024)

National Planning Practice Guidance

Ivy Place Conservation Area Appraisal

Planning Assessment:

There is no objection in principle to extensions and alterations to property within the built-up area. The key considerations are the effects on the Conservation Area and the impact on visual and residential amenities.

Conservation Area and Visual Amenity

Boundary treatments in the street scene (south side of Rowlands Road and both sides of Manor Road) consist primarily of flint and brick walls with brick piers positioned each side of driveways or pedestrian accesses. Some unsympathetic alterations have been carried out at other properties including sections of wall being rebuilt using bricks of a different colour and piers being removed entirely. The application site retains the original flint wall and brick piers however the wall is leaning significantly and one of the piers is broken and works are required to stabilise, repair and replace the wall and piers.

The Ivy Place Conservation Area Appraisal refers to walls as follows:

Architectural historic and townscape elements which should be preserved:

- *Original boundary walls and gate piers.*

And identifies Enhancement opportunities including:

- *Retain, maintain and where necessary reinstate front boundary walls which reflect the original appearance of boundary walls in the relevant street.*

The wall and piers would be rebuilt on a like for like basis, reusing flint and bricks where possible and replicating these materials where necessary. The materials to be used including a sample panel of flintwork (to the east side of the driveway) and brick sample, have already been approved by condition in relation to the previous application for the same works (now lapsed). These approved materials match those existing and would preserve the character of the existing wall and the surrounding conservation area.

The only change proposed by this application is an increase in height of a small section of wall to the west side of the driveway. This part of the wall currently drops down in height so that it is lower than the rest of the wall. The height of this part of the wall would be raised by approximately 0.55m to match the rest of the wall and would not appear out of keeping or detract from the character or appearance of the conservation area.

The broken pier and small section of wall to the east side of the driveway would be repaired and rebuilt to match the existing detail and incorporating the constructed flint sample panel, improving the appearance of the surrounding area.

The proposal is considered to preserve the key features that are characteristic of the conservation area and improve the stability of the wall ensuring its long term preservation and would not result in harm to the conservation area setting or the visual amenities of the locality.

Residential Amenity

The proposal involves replacement of an existing boundary wall in the same position and height and a small increase in height to the west side of the driveway and away from the boundary with other residential properties. The proposal would not have any detrimental impact on the residential amenities of adjacent occupiers in the locality.

Highways

No highway concerns have been raised in relation to this application.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. The wall shall be constructed in accordance with the agreed flint sample panel (comprising of reused or matching flints of the same colour, texture, mortar mix and pointing style) and brick approved under application AWDM/1362/22, all to match the existing wall and sample panel.
4. The pier and wall to the east side of the driveway and to the north boundary of the site shall be repaired and finished at the same time as the main wall to the north boundary and using the agreed flint and bricks as approved under application AWDM/1362/22.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Amanda Haslett Date: 20/05/26

Authorised by: Jo Morin Date: 21.05.2026