THE WORTHING SOCIETY

[redacted]

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Senior Planning Officer
Planning Department
Town Hall
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BN11 1HA

29 August 2024

[redacted]

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WORTHING SOCIETY CONSULTATION RESPONSE

AWDM/1002/24 | FOREST BARN FOREST LANE WORTHING WEST SUSSEX BN13 3FD

Householder application for permitted development for prior approval for single storey extension to rear of property measuring 8m from rear wall of the original dwelling, maximum height 3.9m and height of eaves of the extension 2.4m

Thank you for requesting our comments in respect of the above application for permitted development. I have now had the opportunity to discuss the application with our Heritage Team and we have the following comments:-

This building is an undesignated heritage asset circa 1790 and appears on the earliest tithe map of Goring. The building was originally part of the Castle Goring Estate and is adjacent to the Castle Goring Conservation Area and the South Downs National Park (SDPP). In character, Forest Barn is an early, rare example, of an agricultural building of flint construction in the Sussex vernacular style. Policies DM 24 and the National Planning Policy Framework Section 16 are relevant here.

We consider therefore that any developmental changes need to be sensitive to the vernacular style and setting of this early heritage building, The previous applications were, in our view, overly ambitious for the available site area and did not reflect the character of the building as well as the immediate environs.

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The proposed development of a single-storey extension is, in our view, an improvement in terms of scale, design and materials. The openness of the garden area is also an important feature. We note the extension is at the rear of the building and does not harm the façade and overall vernacular character of Forest Barn. This sensitivity is also desirable given the close proximity to the Castle Goring CA and the SDNP.

The Heritage Team have submitted an application to the Conservation Officer for the building to be included on the Council's Local Interest List. At the time of writing we are awaiting a decision.

I hope these comments are helpful.

Yours sincerely

[redacted]

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Cc: Design & Conservation Office, Adur & Worthing Councils

Cc: [redacted] - Worthing Society Heritage Team

Cc: Planning Dept., Adur & Worthing Councils (REDACTED)