

From: **Caroline Coppard**

Date: Wed, 12 Aug 2026 at 21:06

Subject: Re: Amended plans for AWDM/0739/26

To: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>

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Dear Ms Fox,

Re: 13 Ambrose Place, Worthing BN11 1PZ

Objection to application PP-15011554 (as amended)

I have just returned from holiday to find that the above application has been amended to include adaptations to expand the driveway, in addition to the retention of the storage shed. I am writing to object, and to raise some concerns about how the amended application has been handled. The site is within the curtilage of a Grade II listed building, within the Chapel Road Conservation Area, and covered by the Article 4 Direction applying to these gardens.

1. The storage shed

The shed is a mass-produced powder-coated steel unit finished in sage green, on a hardcore and concrete base. As the site lies within the setting and curtilage of the listed terrace and within the conservation area, the determination engages sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the historic environment policies of the NPPF, which require great weight to be given to the conservation of these assets. It conflicts with Local Plan Policies DM5, DM23 and DM24. DM24(d) requires materials to be consistent with those originally used or typical of the locality, and corrugated steel is neither; it reads as an industrial product wholly uncharacteristic of this stuccoed Georgian terrace, and the sage green finish does not change that. The Conservation Area Appraisal identifies these open gardens as an important feature and seeks to reduce, not increase, built clutter within them.

2. The expansion of the driveway

I object to the driveway expansion now included in the application. Comparing dated Google Street View imagery, the June 2018 view shows a densely planted boundary with hedging and only a limited area of hard surfacing. By June 2024 the hedging along the front had been removed, two small brick walls had been built on either side of the drive entrance in its place, and the hard-surfaced drive had been noticeably enlarged, including a strip of new tarmac across the front where the drive meets the footway. We have seen up to four cars parked on this enlarged area, which appears to be its purpose.

This is precisely the type of development the Article 4 Direction is intended to control, as it removes permitted development rights for hard surfacing and for changes to the means of enclosure fronting Ambrose Place. The Conservation Area Appraisal expressly seeks to reduce the amount and prominence of hard surfacing and parking in these gardens and to increase greenery and planting. The expansion does the opposite: it replaces a green planted boundary with walls and tarmac and increases the prominence of parked cars on one of the most sensitive frontages in the conservation area. It therefore conflicts with Policies DM5, DM23 and DM24 and with the Appraisal.

3. Concerns about the amended application

I understand that drawings for the driveway works have now been added to the application. Even so, I remain unclear how the retrospective retention of the storage shed and the expansion of the driveway can properly be treated as a single application, given they are distinct works, and I would be grateful for an explanation of how the amendment has been constituted.

As new drawings and a new element have been added, I would ask that the amended proposal be re-advertised and that all relevant consultees be re-consulted. In particular, I note that the Worthing Society appears to have been consulted on the shed but not on the expansion of the driveway. As the driveway works affect the conservation area and the setting of the listed terrace just as the shed does, they should be consulted on the amended proposal, and neighbours should be given a fresh and adequate opportunity to comment, particularly as the amendment appears to have been made while I was away.

4. Protected trees and the cherry tree

The trees in this garden are protected as trees within the conservation area, where works require prior notice under section 211 of the Town and Country Planning Act 1990. The applicant has himself applied to work on trees here on at least two occasions: a Cherry and a Bay in 2017 (ref AWDM/0142/17, validated 30 January 2017) and a Bay again in 2023 (ref PP-12271517, dated 27 June 2023). Despite this, the application answers "No" to whether there are trees within falling distance and "No" to whether any trees would be affected, which does not appear accurate, and no arboricultural information has been provided: no tree survey, no assessment to BS5837:2012, and no Root Protection Areas shown. Given a concrete base and an expanded drive involving ground disturbance close to these trees, the council cannot be satisfied their roots have not been harmed. I would also ask you to look specifically at the cherry tree, the subject of the 2017 application: comparing the same Street View dates, it appears a tree in this position was removed around the time the frontage was altered, and I have been unable to find the necessary consent or notice for its removal on the register.

Conclusion

Taken together, the application represents a steady erosion of the character of a highly sensitive frontage: an unauthorised industrial-material shed, an expanded hard-surfaced parking area with new walls in place of the planted boundary, and the apparent loss of a protected tree. It does not respect the setting of the listed terrace or preserve the character and appearance of the conservation area, and it conflicts with Policies DM5, DM23 and DM24, the Chapel Road Conservation Area Appraisal, and the statutory tests. The application also appears incomplete in the absence of any arboricultural assessment. I ask that it be refused, that the amended proposal be properly re-advertised and consulted upon, and that the position of the cherry tree be investigated. I am happy to provide the specific Street View dates on request.

Yours sincerely,

Caroline