THE WORTHING SOCIETY

[redacted]

FAO [redacted]
Senior Planning Officer
Worthing Borough Council
Town Hall
Chapel Road
Worthing
BN11 1HA

15 May 2023

Email: [redacted]

Dear [redacted]

WORTHING SOCIETY PLANNING CONSULTATION RESPONSE

AWDM/0513/23 - 4 AND 4A AMBROSE PLACE AND GARAGE NORTH OF 4 AMBROSE PLACE, RICHMOND ROAD, WORTHING, WEST SUSSEX BN11 1PZ

The addition of a lean-to conservatory to the rear and extension of existing outrigger, provision of a bathroom to the 2nd floor and conversion of the garage to a garden room. Internal alterations to the basement (4A).

Thank you for the opportunity of commenting on the above mentioned application which relates to a Grade II Listed Building within the Chapel Road Conservation Area.

The property is part of a Regency terrace which is one of the most significant heritage assets in Worthing. The Conservation Area Appraisal Document (CAAD) states that*: "No other street in Worthing has the elegant character of Ambrose Place"*

In fact, the rear elevations of these unique terraced properties, as they face north to Richmond Road, form an important element in the street-scene, contributing positively to the character of the conservation area.

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I have now had the opportunity to discuss the various elements of the plans with our Heritage Team and here are our observations:-

a) We have noted that the extension to the existing 'outrigger' will look much the same from the Richmond Road aspect so will not 'harm' the views to the conservation area.

b) Regarding the conversion of the garage to a garden room and the loss of the garage parking area we have also noted that the Local Highway Authority considers that the proposal would not have an 'unacceptable impact' on the associated highway network. The proposed materials for this element and the works in general appear sensitive to the age and character of the building.

c) The lean-to conservatory: as this element would result in an enclosure to the rear of the building it could set a precedent. Although the structure appears fairly minimal, we consider this aspect and any possible harm to the appearance of the rear elevation should to be fully discussed with the Conservation Officer.

d) Internal Alterations: these appear reasonable but are somewhat outside our remit. In view of the status of the building, we consider these proposed changes need to be fully assessed by the Conservation Officer.

I hope these comments are helpful.

Yours sincerely

[redacted]

[redacted]
Worthing Society Chair

Cc: [redacted], Conservation Officer, WBC [redacted]

Cc: Planning Dept., WBC – planning@adur-worthing.gov.uk (REDACTED)