Appeal 6016780

Appeal details

Appeal type	Planning
Appeal procedure	Written
Appeal site	Land West Of 13 To 15 Farncombe Road, Worthing, BN11 2AY
Agent contact details	Sam Sykes info@eceplanning.com [redacted]
Application number	AWDM/0133/25

Before you start

Which local planning authority (LPA) do you want to appeal against?	Worthing
What is your appeal about?	Full planning
What date did you submit your application?	4 Feb 2025
Was your application granted or refused?	Refused
What is the date on the decision letter from the local planning authority?	18 May 2026

Appellant's appeal

Was the application made in the appellant's name	No
Applicant's name	As below. As below. Patagonia Properties
Contact details	Sam Sykes ECE Planning
Phone number	[redacted]
Site address	Land West Of 13 To 15 Farncombe Road Worthing BN11 2AY

What is the area of the appeal site?	817 m^2
Is the site in a green belt	No
Site fully owned	Yes
Will an inspector need to access the land or property?	Yes Access to the appeal site is required to enable the Inspector to fully appreciate the site's characteristics, its relationship with surrounding development, neighbouring residential properties, and the Conservation Area. A site visit will assist in assessing the issues raised in the Council's reasons for refusal, including the proposed layout, heritage impacts and relationships with adjoining properties.
Agricultural holding	No
Site health and safety issues	No
Application reference	AWDM/0133/25
Was your application for a major or minor development?	Minor
Was your application about any of the following?	Minor dwellings
Enter the description of development	Erection of 4No. single storey, 1-bed residential dwellings for adults with complex learning disabilities and autism with associated space for staff.
Did the local planning authority change the description of development?	Yes
Preferred procedure	written
Are there other appeals linked to your development?	No
Did the appellant apply for an award of appeal costs?	No

Appellant's documents

Application form	Application Form.pdf (/published-document/46bff96e-9f0f-4235-aa4c-4d22423b7635)
Plans, drawings and supporting documents	5846E_Farncombe Road Worthing_BNG Feasibilty V1.pdf (/published-document/db43a157-d18b-4367-a810-017f010f834b) 21074B-P-100 D Existing Site Plan.pdf (/published-

document/16c370ea-eb2c-40e1-b735-01af57151026)
P2259 Environmental Health 250416.pdf (/published-document/d7539df3-f461-4490-8d13-145e2d118429)
P2259 WSP Consultation 250227.pdf (/published-document/52f6a523-c2b4-4414-93f2-221a25961f52)
21074B-P-114-B-Proposed Elevations 02.pdf (/published-document/cf94555f-26c4-4553-a84a-2c743ee27a4b)
21074B-P-115-B-Proposed Street Elevation.pdf (/published-document/f2bd2ff0-11f3-4c3a-b42a-2da0b2bb2ef0)
ufm8_Approval_Notice_Full_Application.pdf (/published-document/e8e065cc-1df2-47c0-b1db-33786352eadb)
21074B-P-111-C-Proposed Plan.pdf (/published-document/6ed13cf5-31ab-445a-a66c-3c5a05e22c7d)
P2259 Decision Notice 260518.pdf (/published-document/9db5028e-7b91-43c5-9c4e-541572979ce4)
21074B-P-116-B-Proposed Section Elevation.pdf (/published-document/0cd2a1a3-2fdc-471f-b35b-5a7d754deca0)
21047 CIL form 1.pdf (/published-document/81bc5ca8-9ae4-4504-90cd-5aab41d826dd)
P2259 WSCC Highways 250317.pdf (/published-document/d38e922d-da05-4d8d-8d0f-5d417216fcc4)
P2259 Email to Planning Officer 250902.pdf (/published-document/76b0ba02-871b-4c38-9548-66fe0ca5bde1)
21074B DA Statement_ Jan 2025.pdf (/published-document/15f157de-95d7-411b-92ff-77e34e56712f)
P2259 Email to Planning Officer on Need 260212.pdf (/published-document/45740463-5a06-46b9-b340-7ac924e884c2)
Farncombe Road Metric.pdf (/published-document/436e69a8-90fd-4b5a-95f7-7f4f886fe11c)
Revised West Sussex Commissioner Support letter for 13-15 Farncombe road Worthing.pdf (/published-document/5511e984-d441-4ed8-8bd0-8053062aa00a)
P2259 Southern Water Map 250303.pdf (/published-document/08440dc0-23d7-4163-8141-86ed185ff60b)
Planning and Heritage Statement_13-15 Farncombe Road.pdf (/published-document/dd85fc9b-51e2-4868-953d-8c3936ce244e)
ufm9_Approval_Notice_Full_Application.pdf (/published-document/a9628b76-ab82-431a-b2e7-8c63a748d758)
21074B-P-100-D-Existing Site Plan.pdf (/published-document/d5d1814c-6a7c-440d-b996-966c4e22a3d6)
21074B-P-001-D-Location and Block Plan.pdf (/published-document/3c0e5e55-a3da-49af-9456-96885914c978)
P2259 Officer Report 260518.pdf (/published-document/8a09d8cc-1fa8-4bd0-bab6-9f1213974e9f)
P2259 Email to Planning Officer on Need 250617.pdf (/published-document/f80b7be1-9838-4171-ae2e-9f6c44dad060)
21074B-P-102-B-Existing Section Elevation.pdf (/published-document/41727434-ac3c-4bb3-bfc3-9fd952ddb6d6)
P2259 Private Sector Housing - Environmental Health 260312.pdf (/published-document/13f4d280-c928-46c4-81a2-a24b0750ff5b)
21074B-P-112-B-Proposed Roof Plan.pdf (/published-document/84722f48-a60e-4d47-b2b1-aa15fd5a0c21)
P2259 Southern Water 250303.pdf (/published-document/64ab65d3-a5ee-408c-b706-aef569b68c37)
P2259 FOI Covering Letter with Appendix 260212 SL.pdf (/published-document/992d465e-d2e6-498c-b395-b24cf0780572)
21074B-P-113-C-Proposed Elevations.pdf (/published-document/f426919d-d721-4adc-9bdb-b43691cad84e)

	P2259 Email to Planning Officer on VIA 250527.pdf (/published-document/e2151250-9d75-4f9b-ac53-b7068738a604) 21074B-P-110 G Proposed Site Plan.pdf (/published-document/a1342c13-78c9-4bd1-9e19-bc62b50e5a13) 21074B-P-101-B-Existing Street Elevation.pdf (/published-document/93a69e73-dcc7-434d-bcc5-bd89d1c64495) 21074B-P-200 Visual Impact Assesment.pdf (/published-document/b7588b58-5516-425d-b1e9-bff571a603fe) 21074B-P-110-G-Proposed Site Plan.pdf (/published-document/8a631442-8241-45ce-81f3-c559fe4dd7ed) 14-16 Farncombe Road.jpg (/published-document/4bcfd1ba-5c98-4b1b-9fd0-e193d4b930d3) 5845E_13-15 Farncombe Road Worthing_PEA_V1-compressed.pdf (/published-document/ccaef7df-5c2e-46a3-b51d-e68f31f7c9e8) Application Form.pdf (/published-document/2164bced-f5cc-4307-8309-fb80d6da55c8)
Separate ownership certificate in application	No
Design and access statement in application	21074B DA Statement_ Jan 2025.pdf (/published-document/3bbbdfab-d7e1-43f8-862c-eac16121c17a)
Decision letter	P2259 Decision Notice 260518.pdf (/published-document/4a5d2b84-d9fc-4621-b7b4-6134f8fa9e42) P2259 Officer Report 260518.pdf (/published-document/cbabc21c-16db-4fbe-893a-c2f2c3a649b4)
Appeal statement	P2259i Documents List Final Issue 260924 SL.pdf (/published-document/123e745f-8ed4-4a2c-8782-425698a7e0c5) P2259i Appeal Statement of Case 260904 MG.pdf (/published-document/1ea611e8-8450-4e54-89fa-797078f425e7)
New plans or drawings	No
Planning obligation	No
New supporting documents	No
Evidence of agreement to change description of development	P2259i Acknowledgment Letter 250225.pdf (/published-document/1d3574b7-5e7f-4711-9bf8-2993d5560d9e)