Appeal 6016780

Submitted on 24 September 2026.

Before you start

Local planning authority	Worthing
Appeal type	Full planning
Decision date	18 May 2026

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	As below. As below. Patagonia Properties
Contact details	Sam Sykes ECE Planning
What is your phone number?	[redacted]
What is the address of the appeal site?	Land West Of 13 To 15 Farncombe Road Worthing West Sussex BN11 2AY
What is the area of the appeal site?	817 m^2
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Is the appeal site part of an agricultural holding?	No
Access for inspection	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.

Are there any health and safety issues on the appeal site?	No
What is the application reference number?	AWDM/0133/25
Was your application for a major or minor development?	Minor development
Was your application about any of the following?	Dwellings
Enter the description of development that you submitted in your application	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, I agreed a new description with the local planning authority
How would you prefer us to decide your appeal?	Written representations
Are there other appeals linked to your development?	No

Upload documents

Application form	Application Form.pdf (/document/ec0b4219-9d16-4f33-a5fb-a5797e97760d)
Agreement to change the description of development	P2259i Acknowledgment Letter 250225.pdf (/document/da5635ba-bf2b-4c63-8536-1cd4017821cc)
Decision letter	P2259 Decision Notice 260518.pdf (/document/8ada7c4a-8f82-4d98-bdff-ca9d42fffa89) P2259 Officer Report 260518.pdf (/document/3fbf14fa-2b9b-4d5b-8ac8-cd9394029795)
Do you plan to submit a planning obligation to support your appeal?	No
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Appeal statement	P2259i Appeal Statement of Case 260904 MG.pdf (/document/cbb1ce36-853a-4e23-8601-669ab51dcf8e) P2259i Documents List Final Issue 260924 SL.pdf (/document/50187272-8b93-4f9f-b689-cb999cab7ae3)

Do you want to apply for an award of appeal costs?	No
Did you submit a design and access statement with your application?	Yes
Design and access statement	21074B DA Statement_ Jan 2025.pdf (/document/a0fab66b-9a9c-4de8-95ba-b93ef5a9ca48)
Plans, drawings and supporting documents	P2259 Email to Planning Officer 250902.pdf (/document/d81c9aac-d2e1-480b-8224-0d0261800add) P2259 WSCC Highways 250317.pdf (/document/f8c5aa94-8f85-4d18-a050-1651affe2c0e) 21074B-P-110 G Proposed Site Plan.pdf (/document/9c7af557-0f2e-4d30-be8b-1c1a1668b4db) 21074B-P-001-D-Location and Block Plan.pdf (/document/40296bac-593f-4318-afcb-1f39ba291902) Application Form.pdf (/document/97bf80cc-dacc-4c8d-b455-21e3267fd72b) P2259 Private Sector Housing - Environmental Health 260312.pdf (/document/d4616818-1460-4f8f-9027-2f1d99068eb6) 14-16 Farncombe Road.jpg (/document/6deda43e-b3c4-4e8b-89ad-3c26c8dea7c9) 21074B-P-101-B-Existing Street Elevation.pdf (/document/4e152b3c-ed2c-4490-ae90-3d1cd51c6603) 21074B-P-112-B-Proposed Roof Plan.pdf (/document/b9c50965-0485-49e9-87d8-4c7d7bf869dc) P2259 WSP Consultation 250227.pdf (/document/c6ea6fb2-3275-44f3-bb3e-5731959ea2e3) 21074B-P-100-D-Existing Site Plan.pdf (/document/5184de8d-f019-40ea-9cd8-65eff3e91436) 21047 CIL form 1.pdf (/document/8e942540-b8fe-4c60-80ac-66ad8b7416b2) P2259 Officer Report 260518.pdf (/document/283ec866-04f3-4af0-b0f9-6728f3a6830b) 21074B-P-115-B-Proposed Street Elevation.pdf (/document/0c3c5f0e-d28f-49e2-b6d9-7007190e5cfc) P2259 Southern Water 250303.pdf (/document/cd1cb953-1897-4959-94e4-71ac0c34aaa6) Farncombe Road Metric.pdf (/document/1c07b8ce-705c-45ae-a185-74ca20839907) 5845E_13-15 Farncombe Road Worthing_PEA_V1-compressed.pdf

(/document/e0b0f491-ef6f-4852-928d-81593a70c9de)
21074B-P-114-B-Proposed Elevations 02.pdf (/document/7a154189-5769-493f-873b-87e0d6df3d74)
P2259 Decision Notice 260518.pdf (/document/2809b6cd-14fc-4a2a-ab4b-992e7bf49397)
21074B-P-113-C-Proposed Elevations.pdf (/document/ade3caa7-45b8-46b5-922a-a2a021b5f894)
Revised West Sussex Commissioner Support letter for 13-15 Farncombe road Worthing.pdf (/document/70fc50f8-f7e6-4900-97c7-affbff9b6a17)
P2259 Southern Water Map 250303.pdf (/document/271b4980-e482-4f70-b994-b85726fd99bf)
21074B-P-102-B-Existing Section Elevation.pdf (/document/f48de08b-8054-4046-b91a-b892b03fec6b)
21074B-P-116-B-Proposed Section Elevation.pdf (/document/8062a83d-ba1e-4f30-8250-bb2af09f0384)
P2259 Email to Planning Officer on Need 250617.pdf (/document/cd8ca423-dcd5-4dde-8cb4-bffbfc7480ce)
21074B-P-100 D Existing Site Plan.pdf (/document/2484e3d6-0374-4a04-8965-c08f862d867d)
21074B-P-110-G-Proposed Site Plan.pdf (/document/ceb75851-2909-4582-98c0-c4767add0efa)
ufm9_Approval_Notice_Full_Application.pdf (/document/5693b99d-1daf-486a-b881-c8d592abab81)
P2259 FOI Covering Letter with Appendix 260212 SL.pdf (/document/92e8e84e-e047-44de-9957-cad0be2d7cab)
P2259 Email to Planning Officer on VIA 250527.pdf (/document/cca013b6-5c63-4392-b7df-d409fcfc21f7)
5846E_Farncombe Road Worthing_BNG Feasibilty V1.pdf (/document/218a963c-3671-4bf6-b79f-d632c02d2d1d)
Planning and Heritage Statement_13-15 Farncombe Road.pdf (/document/a8f0fdf9-dd58-4940-9a61-da6a06cbcc9c)
21074B-P-200 Visual Impact Assesment.pdf (/document/b56b5b4d-3593-4ac4-800f-dfcda9a627da)
21074B DA Statement_ Jan 2025.pdf (/document/49db1b46-abd5-4062-9ec7-e118ef4cfbcf)
P2259 Email to Planning Officer on Need 260212.pdf (/document/c8437be5-cabf-4d7d-82ec-e68703ed48f5)
ufm8_Approval_Notice_Full_Application.pdf (/document/e9b732c7-7667-47cc-a970-

	f39dd4ebbd3f) 21074B-P-111-C-Proposed Plan.pdf (/document/dd972b75-4ca8-412f-947d-f7960d5245a8) P2259 Environmental Health 250416.pdf (/document/2b0feab3-106e-4f14-b5a6-fbf32b23bd3d)
Do you have any new plans or drawings that support your appeal?	No
Do you have any other new documents that support your appeal?	No