

## **Objection to Planning Application: Miller House-14 - 16 Farncombe Road**

Thank you for the opportunity of commenting on this application which is a proposed backland development within the Farncombe Road Conservation Area, (CA).

The development site is at the rear of two Victorian villas which are both included on the Local Interest List. Therefore any proposed changes to their setting requires and that of the Conservation Area requires sensitive consideration as referred to in the National Planning Policy Framework.

The Conservation Area Appraisal Document states that the character of the area is defined by its large villas and numbers 14 and 16 make a significant contribution to the conservation area. The villas have a uniform building line set back from the pavement with generous back gardens which are an important feature.

Although there has been some encroachment at the rear of numbers 14 and 16 the single storey extension complements the style of the villas and does not obscure the symmetry or architectural features of the rear elevations. The sense of openness and visibility of the villas, as with their neighbours, remains a feature when seen from the rear area.

A backland development of 3 houses at full height and a fourth at a slightly lower level would compromise the character and setting of the villas. In addition the proposed materials are red brick with aluminium windows which again would conflict with the rendered style of the Victorian villas and bay windows. The site area is fairly compact and in our view the plans represent over development of a relatively limited site area.

Backland developments are not a feature of the Farncombe Road CA which has a unique and spacious setting within an urban area. The proposed scale and design of the development would be significantly out of character, creating a sense of enclosure, adversely affecting the amenity value for future residents.

The Planning(Listed Buildings and Conservation Areas Act )1990 states that changes should 'enhance or better reveal the character of the conservation area.' In our view the proposal is not consistent with the Planning(Listed Buildings and Conservation Areas)Act, Core Strategy Policy 16, the relevant policy guidance of the NPPF and Policy DM24 of the Submission Draft Worthing Local Plan (as Modified) and should be refused.

Our heritage assets are an irreplaceable resource.

Yours sincerely,  
Susan Belton.  
Mrs Susan Belton