# Development Management – Delegated Officer Report

**Application Number:** AWDM/1423/24 **Recommendation: APPROVE**

**Site:** Former HM Revenues And Customs And Land South Of HM Revenues & Customs Barrington Road Worthing West Sussex

**Proposal: AWDM/1423/24** DoC Condition 5 (Obscure Glazing & Screening).

**Date of Site Visit:** Not required.

**Neighbours Checked: n/a**

**Additional neighbour notification: N**

**Proposal, Site and Surroundings:**

Discharge of drainage details and Management Plan.

**Planning History:**

Most relevant:

**AWDM/0786/23** - Erection of part three, part four storey block of extra care apartments on northern land-parcel of former HMRC Site, with associated residents lounge, restaurant, wellbeing room, visitors accommodation, staff accommodation and communal electric buggy store and internal refuse area. Vehicular access via internal estate road, car parking with electric charging points, sub-station and landscaping. (Amended replanting for northern boundary - April 2024) - Application Permitted.

**Consultations**:

**EHO -** No Objections

**Representations:** None

**Relevant Planning Policies:**

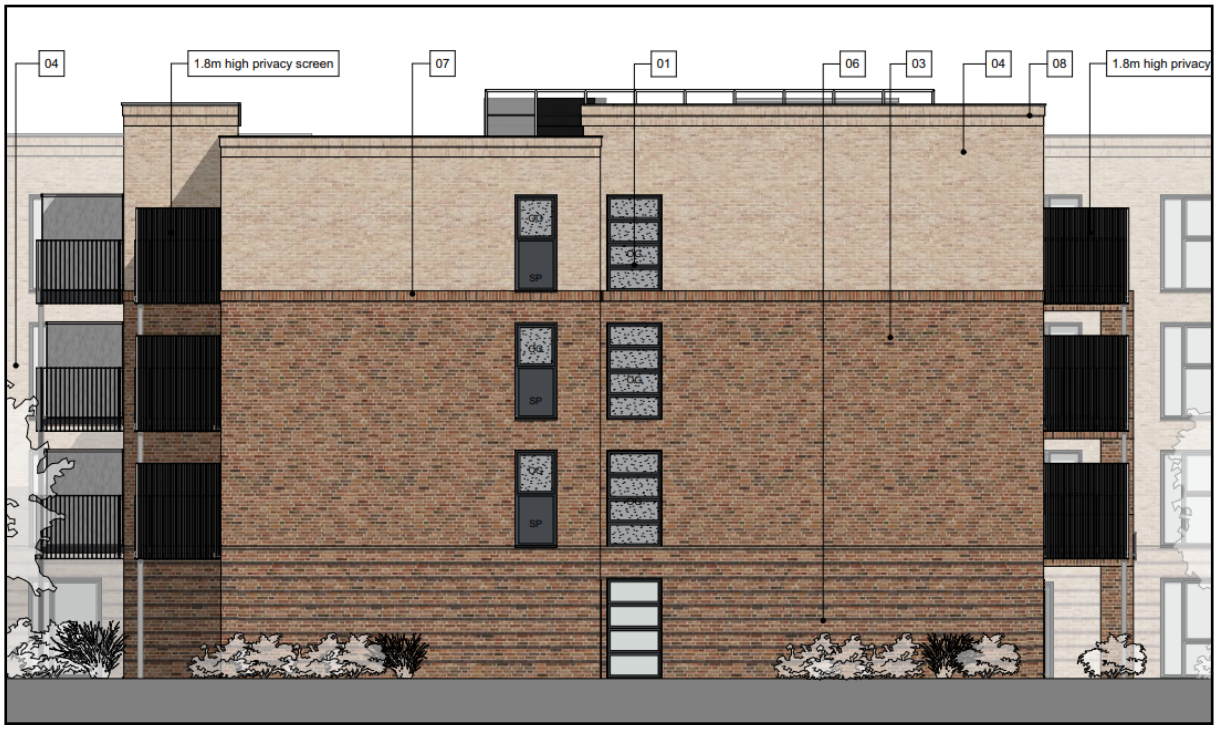
Adopted Worthing Local Plan (2023): SP1, DM5.

National Planning Policy Framework (CLG 2024)

Planning Practice Guidance (CLG 2024)

**Planning Assessment**

The condition was imposed specifically to address potential overlooking to the houses on the north side of the railway line. Although some distance away the rear windows and balconies on the elevation below have been obscured, glazed and balconies fitted with privacy screens.




This reflects the requirement set out in the original Cttee report:

*'In terms of privacy, the windows at the northern wing are to kitchenettes and hallways. These are to be obscure-glazed for all floors above ground floor, which can be ensured by use of a planning condition. This can also require that they are unopenable, with some allowance for a kitchen fan light to open for ventilation above 1.7m height relative to internal floor level.*

*These arrangements are considered to safeguard neighbouring privacy even with the removal of the existing tall Lleylandii hedge, which will be replaced by new tree planting, although this is unlikely to form the continuous 'wall-effect' of the conifers, but a more filtered appearance. Long term maintenance arrangements can be required under planning condition, in accordance with the recent emphasis given in NPPF,2023*

*Balconies closest to the northern boundary are also to be fitted with privacy screens on their northern sides. Although the plans only show this for the set of northern balconies on the eastern side of the building, officers recommend that this should be extended to the column of north-western balconies. A planning condition can be applied.'*

The detail with the application suggests obscure glazing but the current application proposes a solid privacy screen which would be just as effective to maintain privacy.

**Recommendation: APPROVE** the discharge of condition 5.

**Is recommendation contrary to letter(s) of representation?** N

Case Officer: James Appleton Date: 12/03/2025

Authorised by: Jo Morin Date: 12.03.2025