

Development Management – Delegated Officer Report

Application Number: AWD/1497/25

Recommendation: – APPROVE

Site: Southern Water Authority Western Road Worthing West Sussex

Proposal: Extension of roof line, new external cladding and windows, heat recovery unit and Brise Soleil

Date of Site Visit: NA, photos provided

Neighbours Checked: Y

Additional Neighbours Notified: Site notice

Site and Surroundings

The site is located off Western Road to the west of Brooklands Park. The development relates to an existing three-storey building within the centre of the wider Southern Water site.

Proposal

The proposal includes alterations to the bulk of the first floor, new cladding and brise soleil. A heat recovery unit is also proposed.

Relevant Planning History:

None relevant

Consultations

Environmental Health: Having considered the application and the detail provided we request the following be attached as a condition to any permission granted. (Hours of work condition)

Neighbour Representations

None

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM22
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment:

There is no objection in principle to extensions and alterations to commercial buildings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The works will not be visible from the streetscene. They may be visible from Brooklands Park but relate well to the existing building and will be viewed within the wider context of the Southern Water site

Residential Amenity

The alterations are set within the Southern Water site and are sufficiently remote from the nearest residents (over 50m to the south) so as to not adversely affect amenity. Hours of work during construction have been recommended by the EHO and will be attached.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Hours of work

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Louise Prew Date: 16/02/2026

Authorised by: Peter Barnett Date: 16 February 2026