Development Control – Delegated Officer Report

Application Number: AWDM/0369/25 Recommendation: Approve

Site: 70 Marine Parade, Worthing

Proposal: Demolition of the emergency staircase on the property's rear elevation.

Date of site visit: 20.05.2025

Neighbours checked: Y

Additional neighbour notifications: N Site notice posted 03.04.2025

Site and Surroundings

The site relates to a four storey building located on the north side of Marine Parade. It is within the Marine Parade and Hinterland Conservation Area. The site is not a listed building but is identified as a local interest building. To the north, No. 1 Prospect Place is a Grade II Listed Building. The site is within Flood Zone 2.

Proposal

The application proposes removal of the external staircase which is attached to the rear (north) elevation of the building. No further alterations are proposed as part of the application.

The application is supported by a Design and Access Statement and a Staircase Structural Inspection report which concludes that the structure is in critically deteriorated condition with extensive corrosion and structural degradation compromising its safety and functionality.

Relevant Planning History:

01/00524/FULL - Proposed new rear balcony to flat 1 (first floor).Block up existing ground floor side entrance and installation of new double timber doors with fanlight over.
STATUS: CCN 9th July 2001.

99/00992/FULL - Change of use of ground floor from retail (Class A1) to Class A3 (food and drink - tea rooms only) together with alterations to implement the use including shopfront and new ground floor entrance to first, second and third floor flats
STATUS: CCN 11th January 2000.

08/0553/FULL - Retrospective change of use from tea rooms to wine bar (Use Class A4) and proposed replacement white PVCu double glazed windows to front, side and rear elevations.
STATUS: CCN 31st July 2008.

08/0554/CAC - Change of use from tea rooms to wine bar (A4) and provision of railings to the front (retrospective). Proposed shop front. Proposed replacement windows to front, side and rear elevations to the ground floor (wine bar) and to the first, second and third floor flats
STATUS: NP 30th May 2008.

08/0914/FULL - Provision of railings to front and alterations to 3 basement windows and one ground floor window (including protection to same) in east elevation.
STATUS: CCN 24th November 2008.

Consultations:
None received

Representations:
None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (MHCLG 2024)
Marine Parade & Hinterland Conservation Area Appraisal

Planning Assessment

The key considerations are the effects on the visual and residential amenities of the locality and the character of the conservation area.

Visual Amenity and impact on the Conservation Area

The site is within the Marine Parade and Hinterland Conservation Area. The Conservation Area Appraisal notes the following architectural townscape and landscape qualities:

This section of Worthing seafront is particularly important as the original 19" century form of development largely remains intact. There are a number of Regency buildings at the east end of this area but moving west the seafront mainly comprises of three to four storey properties characteristically Victorian in appearance. Moving further west, the original red brick houses of Heene Parade were remodelled in an art deco style by A T W Goldsmith in the mid·1930s and the site now forms the Beach Hotel. At the west end of this section of the seafront is Heene Terrace and the Burlington Hotel, all erected in 1865 to the designs of G A Dean and all now listed buildings. Heene Terrace is a grand Victorian interpretation of Regency features such as balconies, canopies. columnated entrance porticoes, iron railings and stucco decoration. The terrace is set back from the highway of Marine Parade by a carpet garden which very much enhances its setting.

Clearly, along this section of the seafront, individual buildings or terraces display varied architectural details but common elements serve to unify the frontage to create a cohesive and characteristic seafront. The wide promenade, elegant street lamps, a

decoratively detailed period seafront shelter, and the adjacent beach and sea establish the seaside character of the area and the setting for this attractive frontage. This character is reinforced by the large number of hotels on the seafront. Otherwise, the properties are mainly in residential use, particularly flats. A succession of streets run north off Marine Parade and these allow interesting views and glimpses of the residential hinterland beyond.

Of particular note in connection with the coastal situation are the old coastguard house and the old lifeboat house (Nos. 110 and 107 Marine Parade respectively). At the rear of Heene Terrace is Heene Place, a terrace of modest cottages converted from the Mews to Heene Terrace. These buildings have considerable local historic and architectural interest. The street itself also is of considerable interest in that underneath the poorly maintained wearing surface, the original cobble surface still survives.

Although the proposals are at the rear of the building, views of the upper floors are possible from Prospect Place to the east of the site. It is apparent that the external staircase is in a poor state of repair with corrosion and some missing parts. The staircase itself makes no positive contribution to the character of the building or wider conservation area and its removal would allow the existing rear windows to be more readily visible and give a less cluttered appearance to the rear of the building. No other alterations are proposed as part of the application.

It is considered that the removal of staircase would not have any harmful effect on the character of the building, wider conservation area or the setting of the listed building at No.1 Prospect Place to the north of the site. Any repairs necessary to the external walls should be finished using matching materials to ensure this blends with the existing building and this can be secured by condition.

Residential Amenity

Given the scope of works it is considered there would not be any significant impact to the amenities of neighbouring occupiers as a result of the development.

Other issues

The Design and Access Statement confirms that the building has been retrofitted with an approved mist fire suppression system and that the external staircase is no longer necessary and is not used as a means of escape. It states that the new fire safety system ensures compliance with the Building Regulations. It is noted that confirmation of this is outside the scope of the planning application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Timeframe
3. Matching materials

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: Rebekah Hincke Date: 20.05.2025

Authorised by: Louise Prew Date: 20/05/2025