Expiry Date - 19/06/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0437/25 **Recommendation – APPROVE**

Site: **Unit D Limbrick Corner Palatine Road Worthing**

Proposal: **Erection of single storey rear extension to Units D and E, with internal and external alterations to combine the two units into one including replacement shopfronts and removal of rear external stairs (Unit D)**

Date of site visit: 03.06.2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site comprises 2no adjoining retail units (Units D and E) within a 2-storey flat-roofed terrace known as Limbrick Corner consisting of ground-floor commercial/business units with residential flats above, fronting the south side of Palatine Road at its junction with Limbrick Lane.

Unit E is in use as a convenience store 'Premier Express'. Unit D is currently vacant, formerly a butcher's shop.

Limbrick Corner is a designated small-scale local shopping centre. On-street parking is available within a lay-by in front of the shops. Each unit has a rear yard backing onto a narrow service road behind the parade accessed from Limbrick Lane to the west and Palatine Road to the east (through the adjoining Volvo dealership/service centre).

Proposal

Full permission is sought for extensions to Units D and E, with internal and external alterations to combine the 2 units into a single, larger 'Premier Express' with replacement shopfronts.

The proposed extensions would replace an assortment of existing ad hoc additions/outbuildings and temporary storage structures infilling the respective yard areas to the rear of Units D and E, including 2 metal storage containers currently within the rear yard of Unit D, and a covered area in the yard of Unit E, resulting in a total net increase in floor area of 31.1sqm. A replacement service door would be provided in the rear of Unit E.

In addition, it is proposed to remove the spiral staircase on the rear elevation of Unit D serving the first-floor flat, replacing the existing door and side light with a new window.

Relevant Planning History:

AWDM/1440/12 Unit E Limbrick Corner: Removal of rear fire escape staircase and storage container and demolition of single storey rear extension and erection of enlarged single storey rear extension. Permitted 21.01.2013.

Consultations:

WSCC: The Local Highway Authority has raised no objection, commenting: -

"West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the full application to assess the highway safety and capacity implications of the development proposal. The proposals are erection of single storey rear extension to Units D and E, with internal and external alterations to combine the two units into one including replacement shopfronts and removal of rear external stairs (Unit D).

There are no changes proposed to the existing access arrangements from Palatine Road. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals an incident of slight injury accident caused due to driver behaviour. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

The Local Highway Authority (LHA) do not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network; therefore, is not contrary to the National Planning Policy Framework (NPPF), paragraphs 114 - 117, as revised December 2024. Therefore, there are no transport grounds to resist this proposal."

WSP The Council's Drainage consultant has raised no objection on surface water drainage grounds.

Adur and Worthing Councils

The EHO recommends the following precautionary contamination condition: -

If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated

material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Representations: 2 Objections shave been received from the occupiers of 7A Limbrick Corner and Shop C raising the following concerns: -

- Last time your department/the Council asked for permission for works you assured that nothing would be disturbed on a permanent basis, but the road was dug up and not put back as originally laid and is now just loose gravel. The Council, its associates and other parties can't be trusted.
- Health & safety concerns: visit the back of the shop to see rubbish dumped at the rear, poor layout and trip hazards in the shop; just imagine what chaos the building works will bring let alone stock in and out. They have sealed of the fire escape and now appear to be removing both. The shop seems to attract trouble, ask the Police, especially now with the pub [Hungry Horse] re-opening will attract late-night customers. Cheap alcohol causes disruption for the flats above and people using the ATM. Plus, drunks in the shop form 9am, drug addicts in and out all day for the drugs paraphernalia they sell.
- Can't see any advantage in having 2 food outlets [convenience stores] right next to each other, will just end up with 2 empty shops in the parade – it would be better to have a different business in the former butcher's shop [Unit D].
- Lorries unloading in the street causes problems as there are no dedicated bays, especially since the Council has installed bollards [on the grass verge] opposite.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM6, DM13, DM15
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extensions and alterations to enlarge and amalgamate the existing retail units into a single large convenience store (Class E), which will support the successful functioning of this local shopping parade in accordance with policy DM13.

The potential for increased competition with nearby Morrison's Daily (Units F & G) is not a relevant planning consideration.

The proposals have been amended to include a dedicated area for the storage of commercial waste to the rear of Unit E to avoid bins being stored on the adjoining service road potentially blocking access for delivery vehicles.

There is no reason to believe that the proposed rationalised and increased retail floor area would result in any increase in anti-social behaviour.

The key considerations are the effects of the development on visual and residential amenity and on highway safety.

Visual Amenity

Policy DM6 supports new shopfronts where the design and materials respect the character of the area and the buildings of which they form part.

The existing brick-built shopping parade dates from the mid-C20. Its façade follows the gentle curvature of the road alignment but is otherwise of little architectural interest. There is a recurring rhythm to the front of the upper floor where the first-floor windows of each individual unit are articulated by a concrete frame. There is less consistency to the ground-floor with shopfronts of varying design and materials.

The proposed shopfronts would retain the separate proportions of the 2 individual units, but with the fascia above spanning across both units (much like the adjoining shopfront for 'Morrisons Daily'). The existing (former butcher's shop) shopfront at Unit D has a black-tiled stall-riser with a recessed shop entrance door. The residential entrance to the first-floor flat is stepped marginally further back. The proposed new shopfront to Unit D would infill this area, with the residential entrance also brought forward to the back edge of the pavement. The new shopfronts to both units would have a shallow 0.3m high rendered stall-riser with aluminium framing to the shop windows. The entrance to the shop unit would consist of a 1m wide, sliding-door located on the LHS of Unit E. The residential door to the flat above Unit E would be unchanged.

The proposed shopfront design, with traditional rendered stall-risers, is an improvement on the utilitarian appearance of the existing shopfront at Unit E and would restore some degree of visual cohesion to the shopfronts despite the unequal sub-divided proportions of the shop windows.

Rationalisation of the existing various small-scale additions, outbuildings and storage containers to the rear of the shop units will tidy up the rear yard areas although these are not visible in public view. There are other examples of full-depth extensions to the other shop units in this parade (including Unit C to the south). The rear wall of the extension fronting onto the service road will be rendered, which will provide a suitable traditional external finish.

Residential Amenity

The most affected residential properties are those directly above the commercial retail units.

At present a spiral metal staircase within a recess to the rear of Unit D provides secondary/emergency access for the first-floor flat into the rear yard. It is proposed to remove this and replace it with a window. [The Applicant has control of the flat above Unit D.] Aside from any planning permission these works will also need to comply with Building Regulations (Part M) from a

means of access/escape point of view. That said, it is noted that permission has previously been granted for similar works at Unit E, which have since been implemented

It is likely that there would be some noise and disturbance during construction that would affect the occupiers of the first-floor flats in the short term, but the proposed extensions would have no adverse amenity impacts in terms of loss of light, outlook or privacy. Unlike at present, where the rear yards incorporate a variety of separate outbuildings/storage containers, noise and activity associated with the expanded shop floor area would be contained within a single large building envelope. A condition of permission is recommended to control the installation of all externally fixed/fitted plant and equipment (including roof plant).

Parking and Highway Safety

WSCC (maximum) parking standards requires car parking at the rate of 1 space per 14 sqm for Class E retail floorspace. The existing site has no off-street parking and none is proposed. The net increase in floor space would warrant the provision of 2no additional parking spaces. However, the Local Highway Authority has raised no objection to the shortfall in parking provision.

The inclusion of the rear service door in the rear of Unit E will facilitate deliveries using the rear service road as does the neighbouring Morrison's Daily store. Some coordination of deliveries may be required between the retail operators within the parade to avoid the service road from being blocked. However, obstruction by delivery vehicles would only be temporarily and for short periods of time. It is also possible that deliveries by van or small lorry could take place from the front where there is short-stay parking in front of the parade.

BNG

The proposals involve the redevelopment of existing sealed ground and therefore meet the 'de minimis' exemptions for BNG set out in national legislation.

CIL

The proposed floor area of the extension does not meet the threshold for CIL.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials as stipulated unless otherwise agreed
4. No new externally fixed/fitted plant or equipment including roof plant

5. Waste/recycling area shown on the approved plan to be provided and retained
6. Precautionary contamination.

Informative

Pro-active amendment

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

Case Officer:	Jo Morin	Date: 08.07.2025
Authorised by:	Peter Barnett	Date: 8 July 2025