

Development Management – Delegated Officer Report

Application Number: AWDM/0061/26

Recommendation: – Approve

Site: 167 Brighton Road Worthing West Sussex

Proposal: Application to vary Conditions 1 (Approved plans) & 5 (Acoustic scheme) of previously approved AWDM/0758/25. Amendment includes internal reconfiguration to provide therapy rooms to the front and the impact on associated acoustic scheme

ORIGINAL DESCRIPTION: Change of use from 2no. residential units (Use Class C3) to Trauma Therapy Centre for Children (Use Class E(e))

Last visited: 10.02.2026

Neighbours Checked: Y

Additional Neighbours Notified: N Site notice posted 10.2.2026

Proposal, Site and Surroundings

The site relates to a Victorian terraced property located on the north side of Brighton Road opposite the seafront. No.167 is set within a two and a half storey terrace block which is set back from the street frontage, where the terrace generally retains a strong uniformity with period detailing. Replacement PVCu windows have been installed at the site, however.

Permission was granted in 2025 for the change of use to form a Trauma Therapy Centre for Children. Application AWDM/0758/25 refers. Condition 5 of the permission requires the following:

05. Within 2 months of the date of this decision an acoustic scheme to protect the facility from external transport noise shall be submitted to and agreed in writing by the Local Planning Authority and shall be fully implemented and retained thereafter unless as otherwise agreed in writing by the Local Planning Authority. The scheme shall have regard to the principles contained within the Department of Health's Health Technical Memorandum 08-01. The scheme shall include full details of glazing, ventilation and a strategy to prevent overheating where windows need to be kept closed to meet the internal noise criteria set out in the memorandum.

Reason: *In the interests of amenity having regard to policy DM22 of the Worthing Local Plan.*

An acoustic report was submitted in pursuance of condition 5 under application AWDM/1266/25 but included a revised room layout, proposing no therapy rooms at the front of the building.

The current application seeks a variation to the approved plans to allow for this change. Revised plans and an acoustic report have been submitted for consideration.

The layout of the proposed therapy centre has been revised to locate the director's office and waiting room at the front of the building, and with two therapy rooms repositioned towards the rear. Other rooms would remain as previously approved and no other changes are proposed.

Relevant Planning History:

03/00423/CLE - Application for Certificate of Lawfulness for use of property as offices with ancillary occupational test training centre

STATUS: 6th June 2003.

06/1047/FULL - Change of use from offices to 2 no. self contained flats.

STATUS: Application Permitted 1st November 2006.

08/1030/FULL - Retrospective application for replacement PVCu windows.

STATUS: 24th June 2009.

AWDM/0758/25 - Change of use from 2no. residential units (Use Class C3) to Trauma Therapy Centre for Children (Use Class E(e))

STATUS: Application Permitted 29th September 2025.

AWDM/1266/25 - Approval of Details Reserved by Condition 5 (Acoustic scheme) of application AWDM/0758/25.

STATUS: Pending Consideration .

Consultations

The Highway Authority has made the following comments:

This application is to vary Conditions 1 (Approved plans) & 5 (Acoustic scheme) of previously approved AWDM/0758/25. Amendment includes internal reconfiguration to provide therapy rooms to the front and the impact on associated acoustic scheme.

The plans indicate that the previously approved layout will be reconfigured. The LHA would not raise any highway safety concerns to the proposed revised internal layout.

Conclusion

The LHA does 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 (paragraph 116), and that there are no transport grounds to resist the proposal.

Southern Water has commented as follows:

Thank you for your correspondence, please see our comments below regarding the above application.

Conditions

Southern Water have no objections discharge condition 1 (Approved Plans) due to the exterior of the site remaining the same.

Southern Water has no further comment regarding condition 5.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

The Council's **Environmental Health Officer** has confirmed no objection to the variation of condition 1 and the revised plans

The Council's **Drainage Consultant** has reviewed the submitted information and notes no change to drainage or flood risk and therefore would recommend the approval of the application.

Representations

None received

Relevant Planning Policies:

Worthing Local Plan 2020-2036 (WBC 2023): Policies:

SP1 (Presumption in Favour of Sustainable Development)

SS1 (Spatial Strategy)

DM1 (Housing Mix)

DM5 (Quality of the Built Environment)

DM8 (Planning for sustainable communities/community facilities)

DM15 (Sustainable Transport and Active Travel)

DM16 (Sustainable Design)

DM20 (Flood Risk and Sustainable Drainage)

DM22 (Pollution)

National Planning Policy Framework (MHCLG 2024)

National Planning Practice Guidance

Planning Assessment:

The use of the premises as a Therapy Centre for Children has been previously considered and approved under application AWDM/0758/25. This assessment is limited to considering the changes to the layout proposed in the revised drawings and the acoustic report.

The approved scheme included therapy rooms at the front of the building where the Environmental Health Officer raised no objection subject to an acoustic scheme to protect users of the facility from traffic noise and ensuring that the proposal meets the required noise limits for therapy rooms.

An acoustic report was later submitted under application AWDM/1266/25 which proposed an alternative layout avoiding locating therapy rooms at the front of the building. The Environmental Health Officer was satisfied with the revised layout indicated in the acoustic report providing that the south facing rooms are not later changed to therapy rooms.

The proposed layout overcomes the previous noise concerns and consequently the current application seeks to vary the approved plans to allow for this alternative layout. The Environmental Health Officer has confirmed no objection to the current application. Condition 5 could therefore be varied to a compliance condition based on the revised layout.

There would be no external alterations as a result of the proposed layout changes.

The number of therapy rooms and the nature and intensity of the use would remain as previously approved and, having regard to the proposed layout, it is considered that there would be no significant impact to residential amenity as a result of the proposed changes.

There would be no changes to the operation of the use, and all other condition of AWDM/0758/25 would still apply.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Use limited to Trauma Therapy Centre only and no other purpose within Class E
4. No patients to be seen other than between 0830 hours to 1830 hours Monday to Fridays
5. Implementation of Acoustic Report
6. Implementation of a flood warning and evacuation plan
7. Management Plan to be implemented
8. Cycle parking to be implemented

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: 05.03.2026

Authorised by: Louise Prew

Date: 09/03/2026