Development Management – Delegated Officer Report

Application Number: AWDM/0172/24 Recommendation: APPROVE

Site: Oceanview Heights, 15 Montague Place, Worthing

Proposal: Construction of two additional floors to provide 8no. residential dwellings above eastern section of roof at 31-35 Montague Street.

Date of Site Visit: 14 May and for previous applications

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site comprises an L shaped building on the southern side of Montague Street with the part being the subject of this proposal comprising the eastern element which also fronts onto Bath Place to the east. The application site is within the Conservation Area and there are a number of listed buildings in Bath Place opposite to the site. The western part of the building is being developed via the permission granted under reference AWDM/1018/20 albeit that is a proposal that can be viewed independently from the current scheme. The southern end of the site faces a row of mixed use properties with commercial uses at ground floor level and residential flats above, which front onto Marine Parade. The ground floor of the site, which does not relate to the residential development, is largely occupied by H&M. The proposed development scheme relates to the vacant roof space above the eastern side of the building fronting directly onto Bath Place. This section of the building comprises two storeys with a retail shop frontage at ground floor level and ancillary retail space above.

It is stated in the supporting information that the proposal is a revised scheme following a previous approval at this site for the '*Construction of Two Additional Floors to Provide 5no. Residential Dwellings Above Eastern Section of Roof* [Application Reference Number: AWDM/0856/23].

This revised scheme includes alterations to the previously approved internal layout which allows for the creation of 8no self contained flats, each a 1 bed unit. In visual terms, the proposal is almost identical to the previously approved scheme.

Planning History:

AWDM/0856/23: Construction of two additional floors to provide 5no. residential dwellings above eastern section of roof

Development immediately adjacent to the west is currently being implemented (AWDM/1018/20) as is a development to the north comprising Redevelopment including conversion, alterations, and first, second and third floor extensions to the

existing building to accommodate two retail units on the ground floor (as previously approved under AWDM/0675/22), 6no. 2-bedroom flats across first and second floors, 2no. 1-bedroom and 1no. 2-bedroom flat on third floor. Installation of 20 solar PV's on rooftop (AWDM/1023/20)

Consultations:

Environmental Health

No objection

Southern Water

We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

West Sussex Highways

The Local Highway Authority (LHA) has been consulted on the above application for 8 residential units. The LHA has previously been consulted on the consented scheme at this address for 5 new residential units, under planning application AWDM/0856/23, no objection was raised previously, with cycle parking information being provided to address the LHA's comments.

12 further cycle parking spaces are proposed to serve the 8 units in the same location as the previously approved application.

Conclusion & Condition

The LHA would raise no objection to this application, we would advise that the following condition is added to any grant of planning consent:

Cycle Parking - No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the LPA. Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

West Sussex Fire and Rescue

Having viewed the plans for the planning application no. AWDM/0172/24 for the Construction of two additional floors to provide 8no. residential dwellings above eastern section of roof at 31-35 Montague Street; evidence is required to show that all parts inside all flats are within 45 metres of the location of a fire appliance in accordance with Approved Document B (AD-B) Volume 1 B5 section 13. This is to

be measured along the hose lay route, not in a direct line or arc measurement. Any areas not within the 45-metre distance will need to be mitigated by the installation of sprinkler or water mist system complying with BS9251 or BS8458 standard.

Worthing Society

No further comments to make

Representations:

None received

Relevant Planning Policies:

Worthing Local Plan (2023): SP1 Presumption in favour of Sustainable Development, DM1 Housing Mix DM2 Density, DM5 Quality of the Built Environment, DM9 Delivering infrastructure, DM15 Sustainable transport & active travel, DM16 Sustainable design, DM18 Biodiversity, DM19 Green infrastructure, DM20 Flood risk and sustainable drainage, DM24 The Historic Environment

National Planning Policy Framework

Planning Practice Guidance

Planning Assessment

The main issues in the determination of the application, having regard to the previous permission, are whether the principle of development is acceptable and the effect of the proposal upon the character and appearance of the area and the amenities of neighbouring properties.

As with the previous decision, it is not considered there is any objection in principle to the proposal to provide additional residential accommodation in this sustainable town centre location. It remains the case, the Local Plan sets out an aspiration to increase the amount of residential development within the town centre which will help increase vitality, activity and footfall and enable regeneration. Increasing densities in sustainable locations, as part of well designed schemes, will help ensure that the most efficient use of land is made. As with the scheme currently being implemented on the western portion of the site, the scheme has the particular benefit in that the commercial uses are retained and therefore has the potential to be a mixed use scheme in the heart of the town centre.

A consideration in the previous assessment of the application, was that as the development is to the eastern part of the site and therefore closer to the narrower Bath Place with its range of listed buildings, as well as the site being within the Conservation Area itself, it had to be ensured that the development is not overbearing to its surrounds despite the principled benefits outlined above.
The previously approved scheme was amended during its consideration to reduce its scale and siting. Although the number of units has increased by 3 in the current proposal, this has been achieved by amending the internal layout and therefore the scale and siting of the proposal is unchanged from the previous approval.

Accordingly, the proposed building for there to be no adverse impact upon the Conservation Area substantially reduced. It is now arguable whether there is any harm to the Conservation Area.

While no representations have been received in respect of the current application, an objection was received to the previous application regarding the impact of the proposal upon the new development to the north. The impact was considered during the consideration of the previous application and given that in scale terms, the proposal is unchanged from the previous application, it is not considered there is any justification to arrive at a different conclusion. There are some minor changes to fenestration but these would not cause a materially different impact to the previously approved scheme.

The proposed units (at 39 and 50 square metres) meet National Space Standards and therefore in size terms are considered to be acceptable.

In light of the previous approval and the continuing need to provide residential accommodation in a sustainable location, the application is considered to be acceptable.

Recommendation

01	Approved Plans
02	Full Permission
03	No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the LPA. Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.
04	Prior to the commencement of the development hereby approved, details of the proposed ventilation and acoustic protection measures shall be submitted to and approved by the Local Planning Authority and the approved details maintained thereafter.
05	No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide the following details as a minimum: the anticipated number, frequency and types of vehicles used during construction; the method of access and routing of vehicles during construction; the parking of vehicles by site operatives and visitors; the loading and unloading of plant, materials and waste; the storage of plant and materials used in construction of the development; the erection and maintenance of security hoarding; the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders); details of public engagement both prior to and during construction works. Reason: In the interests of highway safety and the amenities of the area.

06 Prior to the commencement of development, a management plan indicating the amount of biodiversity net gain shall be submitted to and approved by the Local Planning Authority and the approved details maintained thereafter.

07 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity. Reason: To ensure the provision of a satisfactory drainage scheme.

08 Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times:- Monday- Friday 08:00- 18:00 Hours Saturday 09:00- 13:00 Hours Sundays and Bank Holidays no work permitted Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works. Reason: In the interest of neighbouring residential amenity

09 The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) (submitted under reference AWDM/0856/23 dated June 2023) and the development shall incorporate the flood resilient design measures as set out in the FRA. These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development. Reason: To adequately prevent the development from flood risk.

10 No development shall be occupied until details of secure covered cycle parking have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first occupation of the development hereby permitted and shall be retained for such use at all times thereafter. Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

11 Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water. Reason: To ensure the satisfactory means of foul and surface water sewerage disposal.

12 No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building has been submitted to and

approved in writing by the Local Planning Authority. These details should include consideration of sustainability measures to be undertaken and the development shall be completed in accordance with the approved schedule.

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

Case Officer:	Gary Peck	Date: 24 May 2024
Authorised by:	James Appleton	Date: 24 May 2024