Expiry Date - 06/11/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1269/23 Recommendation – APPROVE

Site: 106 - 108 George V Avenue Worthing West Sussex BN11 5RS

Proposal: New external doors and windows throughout the commercial property. Small infill extension to the rear of the property. Application to vary condition 1 (approved plans) of AWDM/0787/23 for changes to rear window/door arrangement.

Date of site visit: As for AWDM/0787/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a 3-storey, mid-terrace building with brick elevations and pitched, pantile roof with flat-roofed rear off-shoots, located on the east side of George V Avenue, close to the roundabout junction with Goring Road. The building is currently vacant but was last used as a bank (Class E(c)) on the ground-floor with ancillary offices on the upper floors above. The property is located with Goring Road District Shopping Centre.

The terrace of which this building forms part is identified as a 'Local Interest Building'. The Local Interest Study (2003) notes the protruding concrete balconies and horizontal emphasis of the terrace together and its curved form fronting onto the roundabout, which is mirrored by the similar terrace on the west side of George V Avenue. The Study notes that the majority of the original Crittall windows have been replaced, although these remain in situ throughout the application property.

Permission was granted earlier this year for external alterations involving the blocking up of existing and formation of new window and door openings on the ground, first and second-floor rear elevations, a 2-storey rear infill extension at first-floor and second-floor, removal of existing external stairs between first and second-floor on rear elevation, a replacement aluminium-framed shopfront with new entrance doors providing street access to the upper floors, and replacement white-framed UPVC windows to the upper floors on the front elevation.

Proposal

A Minor Material Amendment (S.73) is sought by varying the approved plans condition of AWDM/0787/23 to reconfigure the ground-floor layout involving a

repositioning of the external door to the rear yard, and to omit the inter-connecting door between the ground-floor shop unit and the entrance lobby to the upper floors on each side.

Relevant Planning History:

AWDM/0787/23 New external doors and windows throughout the commercial property. Small infill extension to the rear of the property. Permitted 28.07.2023.

NOTICE/0010/23 Application for Prior Approval for Change of Use of first and second floors from Commercial Class E to 2no. two bedroom flats (Class C3). Prior Approval Required and Granted 18.09.2023.

Consultations: None.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM13
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance

Planning Assessment

As approved under AWDM/0787/23 an interconnecting door was shown between the ground-floor commercial unit (Class E) and the entrance lobbies on either side leading to the upper floors. The proposed amendment will sever any internal link between the upper floors and the ground-floor. [Irrespective of the Prior Approval granted for the residential use of the upper floors under NOTICE/0010/23.] It is not considered that this raises any adverse implications for the commercial viability of the ground-floor unit, which has a gross internal floor area of 129.1sqm. Access to the rear servicing yard will be maintained.

The only external change is to the position of a door at ground-floor leading into the rear yard. It has been pointed out to the Agent that the new door position interferes with the location of a bin store as approved under NOTICE/0010/23. However, the Agent has indicated that a fresh application relating to the upper floors is due to be submitted imminently and that the current application should be considered on its own merits.

Visual Amenity

There are no adverse impacts arising from the proposed minor amendments on visual amenity.

Residential Amenity

There are no adverse impacts arising from the proposed minor amendments on residential amenity.

Recommendation

APPROVE subject to Conditions:-

1. Amended Drawing Numbers
2. Time limit as for AWDM/0787/23
3. As for AWDM/0787/23

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: Jo Morin Date: 16.10.2023

Authorised by: Gary Peck Date: 16 October 2023