Development Management – Delegated Officer Report

Application Number: AWDM/1061/25 Recommendation: APPROVE

Site: Crown House High Street Worthing West Sussex BN11 1NG

Proposal: Extension of ground floor plant and enclosure

Date of site visit: 9 September 2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

Crown House is a three-storey building on the corner of High St and Charlecote Road, currently in use as Job Centre. A car park wraps around to the east and south.

The site is largely surrounded by residential uses.

Warwick Gardens Conservation Area is located to the south of the site.

Proposal

The proposal is to extend the plant area at ground floor within the car park. The extended plant area would have four new air source heat pumps and be approximately four metres deeper than the existing enclosure.

The air source heat pumps would be enclosed within a galvanised mesh cage.

An accessible parking space would be relocated to the north-east of the car park.

Relevant Planning History:

07/0155/FULL: Installation of new Mechanical Air Conditioning Plant. Permitted

Consultations:

Environmental Health Officer: there are no adverse EH comments for this application.

Environmental protection specialist: Please can the following condition be applied to the above planning application if not already on there. - 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:

None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM22,
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

Planning Assessment

Visual Amenity

The cage and air source heat pumps would have a similar design to the existing plant enclosure. They are located within the rear car park where they would not be visible from the public realm.

Residential Amenity

The plant enclosure is located over 12 metres from the rear boundary walls of the properties on Elm Road. The applicant submitted a Noise Impact Assessment which has been reviewed by the Council's environmental health officer. No objection was raised, and it is therefore considered there would not be a discernible impact on neighbouring residents.

Pollution

The site is in an area at potential risk of contamination so the environmental specialist has requested a condition to ensure that any unexpected contamination is reported during works.

Transport

One accessible space is to be relocated because of the works. The location has been chosen to provide more convenient access to the level access to the front of the site. The existing location has steps into the building. A condition requiring this to be laid out pre works will be added.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified
4. Unsuspected contamination
5. Car park to be installed prior to works

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: Louise Prew Date: 15/10/2025

Authorised by: Peter Barnett Date: 16 October 2025