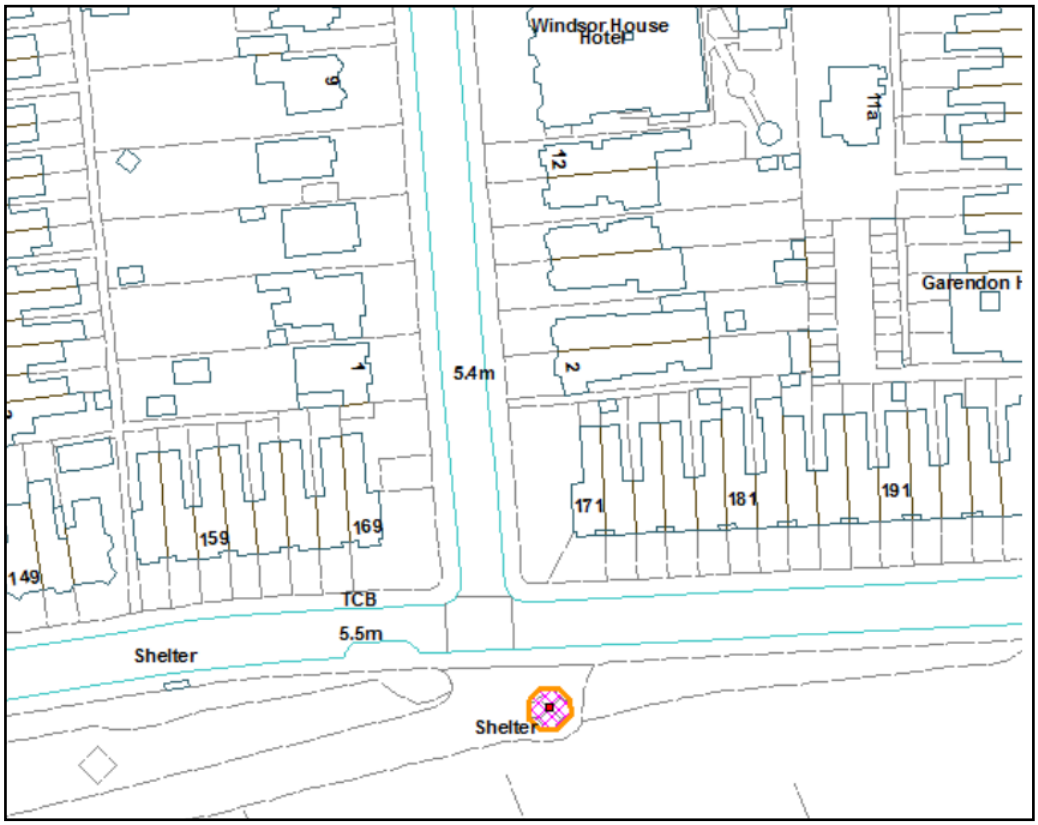
Application Number:	**AWDM/1201/24**	**Recommendation - APPROVE**
Site:	**Shelter South Of Windsor Road, Opposite 171 Brighton Road, Worthing**	
Proposal:	**Change of use of public shelter to one retail unit and one unit for facility for Worthing Beach Fleet fishermen to provide cold storage, toilet and ice making facilities plus associated alterations. The principles of the design to follow planning permission AWDM/1306/13 now time expired but to have enclosure on south side of Rotunda which is fully enclosed yet built within and expressing the existing frame structure.**	
Applicant:	Technical Services, Adur & Worthing Councils	Ward: Selden
Agent:	Mr Julian Church	
Case Officer:	Gary Peck	



Not to Scale

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This application is presented to the Committee for determination as the applicant is the Technical Services department of the Council and any such application must be decided by the Committee.

Proposal, Site and Surroundings

This application seeks full permission for the change of use of the existing public shelter to one retail unit (potentially for shell specification) and one unit for a facility for beach fishermen to provide cold storage, toilet and ice making facilities. Each part of the development will occupy about half of the structure.

It is stated that the southern part of the enclosure would be enclosed and the exterior cladding will be timber clad to match the local beach huts in appearance and will be painted magnolia to match the existing structure. The new enclosure has been positioned behind the front boundary so as to allow the feature of the main columns to be maintained. New doors will be timber and painted. The retail unit, depending on the precise nature of the use, could also be enclosed by new windows and doors.

Planning permission was granted in 2013 for the sub division of the building into 2 units but never implemented. Subsequently the building has become the focus for complaints regarding anti social behaviour to the extent it has been boarded up since 2021.

The application site is to the south of Brighton Road, east of the town centre and almost opposite Windsor Road to the north. The building is a local interest building. The cycle path curves around the northern side of the building and the beach is immediately to the south.

Relevant Planning History

AWDM/1306/13 - Change of use of public shelter to two retail units and associated alterations. Application permitted but not implemented

Consultations

Environmental Health: No objection

Representations

No comments received

Relevant Planning Policies and Guidance

Worthing Local Plan 2020-2036:
DM5 Quality of the Built Environment

Worthing Local Interest Study February 2023

Supplementary Planning Document ‘Sustainable Economy’ (WBC 2012)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations

Planning Assessment

The main issues in the determination of the application are the effect of the proposal upon the character of the area and its impact upon the local interest building.

The subject building has been boarded up since 2021 since being subject to complaints of anti social behaviour. The re-use of the building has long been considered acceptable in principle as evidenced by the previously unimplemented permission in 2013.

The dual use as a retail area and a fisherman storage area is considered to serve both a practical purpose for the fisherman (it is understood that the shell life of the local catch of the building could be extended as a result of the proposed facilities) and will increase footfall and activity in the area because of the proposed retail space. In principle, the proposal is therefore considered to be acceptable.

The key remaining issue is therefore the effect of the proposal upon the building itself. The building is a local interest building and is an attractive seafront shelter in a rotunda shape. Unfortunately, its architectural qualities have not been able to be appreciated in recent years due to anti social behaviour problems with the building being boarded up and it could be argued that its position, with the northern half of the building facing Brighton Road, means that its function as a seafront shelter is not as obvious as those on the promenade for example. Nonetheless, care needs to be taken to ensure that any enclosure of the building respects its original character. The Design and Access Statement outlines that the enclosure is to be inside of the columns that flank the outside of the building, which is to be welcomed, but it is considered that final details of any such enclosure should be controlled by planning condition, especially as the retail use is to be confirmed. It is appreciated that because of a funding deadline, the application has had to be submitted and determined quickly to ensure such funding is secured and in the circumstances it is therefore reasonable to confirm the final details at the conditions stage.

The proposal represents an opportunity to revitalise the building and assist with the operations of local fishermen and therefore is considered acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Full Permission
3. Approval of Materials

16 October 2024

Local Government Act 1972
Background Papers:

As referred to in individual application reports

Contact Officers:

Gary Peck
Interim Head of Planning & Development
Town Hall
01903 221406
gary.peck@adur-worthing.gov.uk