Expiry Date - 29/05/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0382/25 **Recommendation – APPROVE**

Site: **23 - 25 South Street Worthing West Sussex BN14 7LG**

Proposal: **New trolley store at the front of the store. Replacement mechanical plant on the roof on steel supports, with new plant pack at ground floor level on a concrete plinth and external lighting.**

Date of site visit: 09/05/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the west side of South Street, Tarring within a Medium Scale Local Centre and relates to a Co-op retail store within a mixed use area of commercial units and residential dwellings. The property comprises a double fronted, mid terrace, single storey building with grey elevations and blue signage to the shopfront and a decorative wall at first floor wall across the frontage giving the appearance of a two storey building. The building extends the depth of the plot to the access road at the rear, accessed from St Dunstan's Road to the south.

The property is not within a conservation area is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for a new trolley store to the front, a replacement mechanical plant on the roof, a new plant pack to the rear and external lighting.

The proposed trolley store would be located to the front of the building at the north end of the shopfront and would consist of three glazed panels (two to the front and one to the north side) within a metal frame and graphics to match the shop windows. Each panel would measure 1100mm wide x 1943mm high. The structure would be used to store the empty cages from stock delivery whilst awaiting collection.

The existing mechanical plant located on the flat roof of the building would be replaced with a new mechanical plant on steel supports. The replacement plant comprises air conditioning (AC) unit and a refrigeration gas cooler and associated compressor pack. The replacement plant will be located in a similar location to the existing plant, with the gas cooler and AC unit located externally on the western portion of the roof, and the refrigeration pack (with acoustic wall

lining behind) situated at ground floor level in the rear service yard off of St Dunstan's Road. The refrigeration pack would measure 1000mm deep x 2650mm wide x 2304mm high mounted on a concrete plinth.

External lighting is proposed to the rear elevation (west) and to the front (east) of the building.

The application is accompanied by a Noise Impact Assessment (93050 – dated 13th March 2025).

Relevant Planning History:

AWDM/0865/17 - Installation of various internally illuminated fascia signs and non-illuminated signs – Approved

AWDM/1699/14 - Advertisement Consent for replacement internally illuminated fascia sign and one internally illuminated projecting sign for Co-op. – Approved

AWDM/1589/14 - Installation of new safety hand rail to flat roof – Approved

08/1100/FULL - Application for retrospective permission for the retention of a roof-mounted air conditioning condenser installation with cooling fans, in connection with existing supermarket premises – Approved

03/00610/FULL - Installation of automatic sliding doors to shopfront - Approved

Consultations:

Environmental Health *- There are no adverse EH comments for this application.*

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM13, DM22
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the upgrading of commercial properties within the built-up area. The key considerations are the effects on the Local Shopping Centre and the impact on the visual and residential amenities of the locality.

Effect on Local Shopping Centre

The site is located within the Tarring Road Medium Scale Local Centre. Policy DM13 Retail and Town Centre Uses, (District Centres and Local Centres, states:

e) The policy approach seeks to encourage convenient and accessible local shopping facilities that are of a scale appropriate to the role and function of the centre to meet day to day needs of residents, and contribute to social inclusion. When considering relevant proposals within these centres regard will be had to the following:

i) in District and Medium Scale Local Centres - seek to retain a core of retail uses of at least 50% of the units in the whole centre, to ensure the role and function of the level of centre is maintained. Allow for uses such as financial and service and restaurant and cafes of an appropriate scale for the role and function of the centre. Other uses will be supported where it can be demonstrated that the use will enhance the vitality and viability of the centre in which it is proposed, generates footfall and retains an active shopfront with a shopfront display;

The proposal seeks to retain and upgrade an existing retail use within a Medium Scale Local Centre and accords with the provisions of the above policy, and would not undermine the vitality of viability of the centre.

Visual Amenity

The only visible aspect of the proposal from a public viewpoint is the addition of a trolley store to the frontage. The store would consist of glazed panels forming a screen, tucked in to the north corner of the frontage where existing empty cages are stored without any containment. The trolley store would screen these cages from view whilst replicating the window display graphics of the shop window behind. The screen has been designed so that it does not project any further out than the adjacent wall to the neighbouring house and would not encroach beyond the existing forecourt to the front of the shop. This addition would enhance the appearance of the premises by screening the untidy cages from view. An active shop front would be retained by replicating the graphics used for the shop windows on the screens, which helps the screens to blend in with the background.

Glimpses of the refrigeration pack, located within the rear yard and the replacement roof plant are possible from St Dunstan's Road, through gaps in the buildings and the access road, however these units would be positioned about 12m from the road edge and would not appear dominant or intrusive in the street scene or adversely affect the character of the area.

The proposed lighting to the front and rear would be consistent with other lighting to commercial premises in the area and would not compromise visual amenity.

There would be no significant adverse impact on the character of the area or the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those in the adjoining house to the north at No.27, the flats above the shops at No.21 and 19/The Corner House, St Dunstan's Road and to the rear at 2 St Dunstan's Road.

The trolley store would be adjacent to the steps leading up to the front door of No.27. The area adjacent to these steps is currently used to store the empty delivery cages. The proposed store would obscure views of these empty cages from the north side with a screen which would be of similar height to the existing railings above the wall to No.27. The store would not detrimentally affect light to No.27 or appear overbearing or oppressive and would not generate any additional noise.

The proposed roof plant would replace the existing roof plant in the same position on the flat roof and the refrigeration pack would be located within the yard to the rear of the building and includes an acoustic wall lining.

The application is accompanied by a Noise Impact Assessment (93050 – dated 13th March 2025) by Noise Solutions Ltd (NSL). This report concludes that: *An environmental noise survey has been undertaken to establish the existing prevailing noise levels at a location representative of the noise climate outside the nearest noise sensitive receptors to the plant area. With the inclusion of an acoustic wall lining behind the Pack, the assessment shows that noise from the proposed plant will comply with recognised Standards and guidance and should therefore be acceptable to the local authority.*

The Council's Environmental Health Officer has also confirmed that there are no adverse comments in relation to this proposal.

The Noise Impact Assessment is considered to demonstrate that there would be no unacceptable impact on residential amenity resulting from noise and disturbance from the replacement roof plant or refrigeration pack.

External lighting is proposed to the front and rear of the store at single storey height. The agent provided further details in respect of the lighting, as follows: *Lighting - These are directional and will only shine downwards to illuminate the immediate area. The ones on the back wall are also emergency lights and will only come on when the alarm is activated to highlight a safe route for anybody working in the back of house areas. The lights B20D are on sensors and will only come on when somebody has to go out the back, they are for the safety of the staff when they need to go out the back at night. B17 is task lighting and will be used when the pack needs work done to it i.e. maintenance etc.*

The proposed lighting as described above would not be considered to have an adverse impact or cause a nuisance to adjacent occupiers.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

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Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. The roof plant and refrigeration pack as hereby approved shall be operated and regularly maintained in accordance with the manufacturer's instructions.

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: Amanda Haslett Date: 28/05/25

Authorised by: Jo Morin Date: 29.05.2025