Expiry Date - 22/12/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1495/23 Recommendation – APPROVE

Site: Broadwater Apartments Southdownview Road Worthing West Sussex

Proposal: Proposed revision to car parking layout approved under AWDM/0554/20 to provide a consolidated single (1 x no.) refuse store.

Date of site visit: 27.11.2023

Neighbours checked: Y

Additional neighbour notifications: Y – missed Broadwater Apartments

Site and Surroundings

The application relates to the former EDF office buildings which have been converted into 78no residential flats with Prior Approval granted under NOTICE/000/19, with associated external alterations granted under AWDM/0654/19. There is tarmac car parking for a total of 76no spaces to the North side, rear and front of the buildings.

Adjoining the site to the north is Screwfix and Bookers Cash Wholesale, both accessed from Dominion Way West, a short cul-de-sac off Southdownview Road.

Adjoining to the south of the site is an access drive leading to the residual former EDF car park to the rear (East) of the current site. Planning permission was granted in February 2023 under AWDM/0056/22 for the redevelopment of the former car park to provide 11no light industrial units (Class E(g)) with associated car parking and landscaping, accessed from Southdownview Road via the access drive to the south side of the current site. This permission has not been implemented to date.

TPO No.18 of 1992 covers a number of whitebeam trees and leylandii within the soft-planted areas on site frontage, northern margin and rear of the site.

Proposed Development

The current application seeks to amend the parking layout to facilitate operational improvements to the existing bin storage facilities.

The approved layout included provision for 2no refuse storage enclosures on the site. One adjacent to the northern boundary and the other in the rear south-east corner of the car park. Only the northern enclosure has been implemented.

The existing storage provision is to be removed, with a replacement facility provided within the north eastern corner of the car park in place of an existing run of 3no car parking spaces. The proposed store (27.2 metres by 4.7 metres) would be enclosed by 1.9 metre high close-boarded timber fencing and gates and would accommodate 24no 1100litre Eurobins.

Three new car parking spaces will be created in place of the existing bin enclosure on the North side of the building utilising the existing hard surface.

There are no proposed alterations required to the existing vehicular access or servicing arrangements.

Planning History

NOTICE/0001/19 Application for permitted development for prior approval for change of use from offices (Use Class B1a) to 78no. flats consisting of 51no. one-bedroom, 25no. two-bedroom and 2no. studio flats (Use Class C3) with 75 car parking spaces. Prior Approval Required and Granted 29.03.2019.

AWDM/0654/19 Replacement grey UPVC windows/doors to all elevations including new Juliet balconies (east and west elevations) and new facade treatments to all elevations. Permitted 18.07.2019.

AWDM/0645/20 Application for non-material amendment to approved application NOTICE/0001/19 for change of room mix from 2no. to 4no. studios, 51no. to 44no. one-bedroom flats and 25no. to 30no. two-bedroom flats. Permitted 04.06.2020.

AWDM/0554/20 Proposed revision to car parking layout approved under NOTICE/0001/19 (from 75no spaces to 76no spaces) and provision of 2no refuse stores.) Permitted 08.04.2021.

Consultations

WSCC: The Local Highway Authority (LHA) has raised no objection as the proposals retain the same level of parking spaces and are relocated between existing spaces and as such no tracking is required.

WSP: The Council's drainage consultant has no objection.

Adur and Worthing Councils:

The Operational Waste Team has drawn attention to a manhole cover in the centre of the access drive. It is pointed out that the cover will need to withstand a 28 tonne collection vehicle as the Council will not be responsible for any collapse of the cover.

Expiry Date - 22/12/2023

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, SP3, DM5
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance

Planning Assessment

The key considerations are the adequacy of the revised refuse storage provision and the effects on visual amenity, trees, and highway safety.

Refuse Provision

The proposed consolidated bin store will provide an overall capacity of 24no 1100 litre bins which is consistent with the amount of provision originally approved under AWDM/0554/20 (i.e. double that currently available).

Highway Safety

The total number of existing parking spaces (76no) will be retained.

The LHA has raised no objection to the revised layout on highway safety grounds.

Visual Amenity

The replacement enclosure will be built on an existing area of hardstanding comprising 3 car parking spaces (numbered 35-37) and the stub of the associated access drive. No existing trees will be affected.

The position of the replacement bin store in the far north-east corner of the site is remote from public view from Southdownview Road.

Other

The comments of the Council's Operational Waste team have been drawn to the attention of the Applicant's Agent and can form the subject of an Informative.

Recommendation

APPROVE Subject to conditions:-

1. Approved Plans
2. Standard time limit
3. Provide 3no replacement car parking prior to commencement of use

Informative:

Pro-Active No Amendment

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Comments of Operational Waste Team

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

Case Officer: Jo Morin Date: 15.01.2024

Authorised by: Gary Peck Date: 15 January 2024