Expiry Date - 12/12/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1321/25 Recommendation: APPROVE

Site: 8 - 9 Arcade Buildings South Street Worthing West Sussex

Proposal: Change of use of first and second floor from food sales onsite (Class Eb) to two residential units (Use Class C3 with reconfiguration of shop front, window replacement to front elevation, window replacement and creation of new windows to rear elevation and rooftop photovoltaic panels

Date of Site Visit: December 2025

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

Arcade Buildings. located in the South Street Conservation Area and which form an important element of the Royal Arcade redevelopment, opened in 1925. This reflected the inter-war development of the seafront during the Art Deco period. The Crittall windows were a distinct feature of this period and remain an important element of the façade. The Royal Arcade Buildings are included on the Council's Local Interest List and form an important corner opposite the pier at the junction of South Street with Marine Parade.

The site is within Worthing town centre within the South St character area. The site is just outside the primary shopping frontage which includes Caffé Nero to the north of the site. The area is primarily commercial but there are residential dwellings above shops and the former Debenhams building is also being converted to flats.

Proposal

The application proposes to change the use of the first and second floors from commercial to two residential units (both 2-bedroom, 4-person units).

The application proposes to replace the existing windows on the front elevation. The shopfront will also be updated to include a new shopfront with separate residential entrance. Windows will be inserted on the rear façade at first and second floors.

On the roof will be PV panels and rooflights. A flue is proposed for the ground floor unit.

Relevant Planning History:

01/01277/FULL - Installation of a new shop front
STATUS: Application Refused 23rd January 2002.

91/00683/FULL - INSTALLATION OF NEW DOUBLE DOORS TO EXISTING SHOPFRONT
STATUS: Application Refused 18th October 1991.

Consultations

External consultees

West Sussex County Council (LHA):

The proposal to change the use of the existing food sales into residential use has been considered by WSCC as the County Highway Authority (CHA). No Objection is raised.

The proposal will be car free as it is in a highly sustainable location and access for pedestrians will be from the footway on South Street. Bus stops are a few metres from the site providing a range of travel options and Worthing mainline train station is within 10–20-minute walking distance from the site.

WSCC would expect the applicant to provide each unit with a travel information pack which provides information and measures to promote sustainable travel see condition below.

If skips or other items such as scaffolding is required to be places in the highway a license may be required see informative.

Southern Water:

Surface water discharge to Foul Network
Condition
Southern Water does not accept surface water flows into the foul network. Please refer to the Surface water management https://www.southernwater.co.uk/media/l23dbon0/surface-water-management-policy-120724.pdf

Existing Southern Water Assets – General within boundary but no tree, buildings, assets within standoff distance (approximate)
Please see the attached extract from Southern Water records showing the approximate position of our existing sewer and water main assets crossing/in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. To get in contact to confirm the exact position of the asset please visit; https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf.
For information on required stand-off distances from public sewers please refer to: https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf

Existing Gravity Sewer - tree, buildings, assets within stand-off distance

The 160 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access. No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water. All existing infrastructure should be protected during the course of construction works. Please refer to: https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf

Condition

In order to protect public sewers, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; The developer must agree with Southern Water, prior to commencement of the development, the measures to be taken to protect the public sewers.

S106 Connection application

Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services. Please note that, where there are separate systems available Southern Water will not allow surface water to connect into the public foul sewer. If this is not possible, please provide evidence that all other options have been explored.

The Worthing Society:

Thank you for requesting our comments in respect of the above planning application which relates to the landmark Arcade Buildings located in the South Street Conservation Area and which form an important element of the Royal Arcade redevelopment, opened in 1925. This reflected the inter-war development of the seafront during the Art Deco period. The Crittall windows were a distinct feature of this period and remain an important element of the façade. The Royal Arcade Buildings are included on the Council's Local Interest List and form an important corner opposite the pier at the junction of South Street with Marine Parade.

I have now had the opportunity to discuss the application with our Heritage Team. We welcome the return of sustainable use for this building to provide residential accommodation and to include solar panels. However, the proposed new windows, as shown in the drawings, appear to be Aluminium and a copy of the original Crittall windows.

The replacement frames are far too bulky and would not be in keeping with the adjacent buildings which form part of this distinctive period block. This would not be consistent with the Planning (Listed Buildings and Conservation Areas) Act 1990.

We consider the windows should, therefore, be replaced by new Crittall windows to maintain the overall period character, design and integrity of the building. In summary, the Society objects to this application as we consider the proposed replacement windows are not acceptable for this Art Deco building and its location within the conservation area.

Environment Agency: We have no objection to the proposed development as submitted, provided that the following condition be attached to any planning

permission granted, and that the details in relation to this condition [in accordance with FRA] be submitted and approved by the Local Planning Authority.

Internal consultees

Simon Richard (Heritage Consultant):

Objection- Less than substantial harm

The introduction of a new use to the upper floors and a continuing use for the ground floor retail unit in principle is supported and will ensure ongoing viability of the building ensuring long term conservation and a positive economic position to ensure the viability of the wider conservation area.

The inclusion of solar panels in this instance is acceptable as they are not visible from the public realm and therefore contribute to an increase in renewables without compromise of the conservation areas character and appearance.

The objection and response by the Worthing Society and the agents respectfully are noted and it is agreed that the steel frame windows seen along the façade of the wider Arcade Buildings development do much to contribute to its character and its designation as a locally listed building. Indeed, it is also noted that a once in a generation opportunity for positive heritage outcomes is now presenting itself with a number of applications in respect of Arcade Buildings and its windows, including proposals round onto the Marine Parade elevation.

It is accepted that the term ‘Crittal’ is often used as a colloquialism for a metal window of a particular style that was of considerable popularity during the early part of the 20th century. However, the design of early 20th century steel windows do much to convey finesse, style, and elegance and as such in order to ensure consistency along the terrace any replacement window needs to be of an appropriate design and appearance.

Crittal or not to Crittal, that is the question or point of concern raised by both the worthing society and the applicants. Turning to the legislation it is noted that the conservation area designation brings Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 into consideration and the desirability to preserve or enhance character and appearance of the conservation area. Policy DM24 of the Worthing Local Plan and Section 16 of the NPPF do much to reinforce this requirement.

A locally listed building or non-designated heritage asset enjoys no protection under legislation but does warrant consideration under local and national policy.

In both local and national policy, and legislation there is no requirement to preserve architectural and historic interest of the building as is usually required under Section 16 of the Act in respect of listed buildings.

As such it is reasonable, based upon the information provided, to require a metal window that accurately replicates appearance, proportionality, sections and general design. These aspects clearly contribute to character and appearance which is protected by legislation and local and national policy.

In terms of the need to improve energy efficiency to meet building regulations, the use of slim double glazing and thermally broken frames will be considered but particular attention to the points raised above will still be required.

Having reviewed the documentation, the proposed drawings are insufficient in terms of detail and 1:10 elevations and 1:2 horizontal and vertical sections area required showing a relationship with the surrounding aperture, facia panels and mullions as relevant. The drawings should also show annotations that the existing facia panels and mullions are to be retained.

Whereas there is no objection in principle to the replacement of the windows, particularly where changing them will bring about an ongoing viable use for the upper floors, the quality and detail of the windows should be exceptional to ensure the preservation of the arcades consistent appearance and ensure the preservation of character and appearance.

With reference to the proposed shop frontage the existing and proposed are of less interest but the requirement to preserve or enhance is still a requirement and as such the same level of detail is required.

As such the applicant should be invited to make amendments

On 18 May 2026 additional comments were provided:

The applicants have provided new drawings proposing the Alitherm Heritage window

The typical section of the existing and proposed windows to the front elevation at first and second floor have been provided and it is noted that in the vertical section:

The glazing bars are of very similar width (26mm to 25mm) but the proposed is essentially a stick on strip

The transom and casement detail/junction on the existing is 75mm with the proposed at 88mm

The top rail on the existing is 40mm with the proposed being 48mm

The bottom rail of the existing is 40mm with the proposed 58mm.

In horizontal section shows:
The existing stiles at 35mm with proposed at 46mm
The mullion junction of the existing is some 41mm with the proposed being 102 mm

It is also noted that the sections do not adequately or clearly show the correct detail in terms of the frame and the sash that in totality form a casement. This is particularly notable on the sections of the existing where one simple 32mm section possesses no hinge or detail to show it opens, or in the case of the vertical shows a fixed rail at the bottom but a top rail located into the frame transom. It is also noted that the sections are not full sections showing the proposed in its entirety or at least at all detail points.

The sash component of the proposed appears to lap over the hosting frame creating a storm seal style finish similar to what is seen on upvc windows. Whereas some section sizes appear to fall into the realm of acceptability others are of a greater size, providing between 25% and over 100% increase in size.

The agent discusses the comparison between the Crittall T60 and the Alitherm, but does not effectively discuss the comparison between the **existing and proposed**. It is noted that Crittal T20 and the existing both possess 32mm sections.

Whereas the agent is correct to refer to my previous comment regarding the potential acceptance of thermally broken or double glazed units, my comment also made clear that the appearance of the window would still be considered, by implication stating that thermal performance would not be a mitigation for harm, particularly as some improvement can be achieved through sympathetic design.

The thickness of the double glazing should also be reviewed and proposed thicknesses should be more sympathetic to heritage requirements

The proposed by way of excessive bulk brought about by the adverse impact of cumulative swollen section sizes within the proposed glazing detail would not preserve or enhance the character of the conservation area or this locally listed building.

It is strongly suggested that the applicant seeks advice from the Steel Window Association as to the most suitable approach.

The applicant should also be aware of the requirements of Part L can be relaxed in areas of heritage interest and whilst it may not be possible to meet the full requirements of part L, significant improvement can still be made. The council will provide details of the heritage sensitivity of the site if required by building control in order to allow this flexibility.

The applicant should also fully review the drawings to ensure they are adequate and reflective of the design of the existing and proposed. In respect of the ground floor, vertical sections of the shop and residential entrance are required. The windows to the rear acceptable as out of public view

Following further information on the sustainability credentials of the proposed windows, the following comments were received on 9 September 2026

Following a telephone discussion in June the agent was advised the following by email:

Just to confirm, following our discussions I accept that unlike the rest of the terrace 8-9 possesses fixed windows and the introduction of side hung opening windows is accepted and will result in an increase in total section size due to requiring the main frame and the frame of the sash to form the new window.

However, I still note that the sections sizes are still large in some respects, and glazing to be very thick and as such a review should be carried out to consider other options.

I accept that you have 2 opposing issues to address, one being the requirements of building regulations and potentially MEES and the other being the character and appearance of the conservation area and locally listed building.

In the interests of moving forward, a more traditional section arrangement utilising 12mm - 18mm double glazing similar to a Crittal W20 would be a move in the right direction, as I detailed in previous comments the use of the brand crittal is not necessary providing the style is adequately reflected.

I have already advised that I am prepared to write a letter confirming any shortfall in compliance in building regulations to be mitigated by the requirements to preserve character and appearance.

However in respect of MEES I note that there is no such allowance, however the requirement for an EPC of C is not proposed to come into force until 2030, with a review of the assessment procedure outlined for 2029 (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energyefficiency-standard-landlord-guidance)

As it stands the requirement is for a minimum of a E rating, and whilst I am prepared to give some very limited weight to potential future requirements, this requirement is ultimately not in force at this time. I also note there are other exemptions such as the highcost exemption that would negate the need for further works should the increase in EPC requirements actually occur.

I note that EPC's are a holistic review of energy efficiency so therefore where efficiency is not as high as it could be in some areas (windows for example) it can be made up by greater efficiency in other areas.

If your review ultimately concludes in the proposed being unaltered you would be introducing a degree of less than substantial harm by way of the section sizes and glazing thickness that may be mitigated under paragraphs 213 of the NPPF but the evidence to mitigate that harm, without reservation, should be clear and convincing. Although it is up to you as to what case you put forward, projected EPC ratings would demonstrate the efficiency of the new units in a holistic manner and give the LPA a clear view of why a bulkier arrangement is necessary, comparative u-values would also be helpful. To be clear, simply saying that you have investigated and you cant find better is not clear and convincing, the case should be evidenced

I also advise as Im sure you are aware, the RdSAP assessment process should be used. Finally, the council ultimately have the power of decision making in

accordance with local and national policy, where DGC provide heritage advice to Adur and Worthing, the Planning Officer will make the final recommendation considering all planning matters

The further information submitted by the applicant is noted, including the forecast EPC reports comparing the performance of non-thermally broken steel double-glazed windows with thermally broken double-glazed units. These reports indicate that the non-thermally broken option would result in both the first and second floor flats achieving a forecast EPC rating of D/67, whereas the proposed thermally broken option would result in forecast ratings of C/69 for the first floor flat and C/74 for the second floor flat. Those reports therefore provide useful evidence that the proposed window specification would deliver a measurable improvement in the overall energy performance of the proposed residential units.

However, no amended fenestration details appear to have been submitted in response to the earlier conservation concerns. The concerns previously identified therefore remain. In particular, the proposed windows continue to raise concern in heritage terms by reason of the variation in appearance from the established steel-window character of the Arcade Buildings, the increased cumulative section sizes, the overly bulbous appearance of some sections, and the loss of finesse when compared with the more slender steel fenestration that contributes positively to the character and appearance of the building and the wider conservation area.

It is acknowledged that the National Planning Policy Framework has been updated since the earlier comments were prepared. The August 2026 Framework now provides stronger policy support for energy-efficiency improvements to existing buildings. In particular, Policy CC2 states that substantial weight should be given to the benefits of improving the energy efficiency of existing buildings and/or drawing energy from renewable and low-carbon sources where this would be achieved through proposals for development. As such, the energy-efficiency benefits evidenced in the submitted forecast EPC reports are a material consideration to which substantial weight may reasonably be afforded in the planning balance.

Notwithstanding this, the heritage policy position also remains material. The Arcade Buildings are included on the Council's Local Interest List and therefore constitute a non-designated heritage asset. Policy HE7 of the August 2026 NPPF states that, where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset. The proposal is considered to result in a degree of harm to the significance of the locally listed building, arising principally from the altered appearance, increased section sizes and less refined fenestration detail.

In addition, by reason of the overly bulbous nature of elements of the proposed fenestration, together with the cumulative increase in frame, sash, mullion and glazing-bar sections, the proposal is also considered to result in some harm, being less than substantial harm, to the character and appearance of the South Street Conservation Area, which is a designated heritage asset. Policy HE6(1) of the August 2026 NPPF states that, when considering the potential effect of a

development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation, irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm or total loss of significance. Policy HE6(4) further provides that, where a development proposal would harm the significance of a designated heritage asset, the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal, and that important public benefits can include enabling energy efficiency and low carbon heating measures to be employed.

In conclusion, the additional EPC evidence strengthens the applicant's public-benefit case, particularly having regard to the substantial weight now afforded by Policy CC2(2) to the benefits of improving the energy efficiency of existing buildings. However, the submitted information does not remove the identified heritage harm, nor has any amended fenestration design been provided to address the detailed concerns previously raised. The August 2026 NPPF therefore requires two matters of substantial weight to be brought into the planning balance: the substantial weight to be given to the conservation of the South Street Conservation Area as a designated heritage asset under Policy HE6(1), and the substantial weight to be given to the energy-efficiency benefits of the proposal under Policy CC2(2). It will therefore be for the case officer, as decision-maker, to determine whether the harm caused to the locally listed building and the less than substantial harm caused to the character and appearance of the conservation area are outweighed by the substantial weight to be given to the energy-efficiency benefits of the proposal when undertaking the overall planning balance.

<u>WSP (as drainage consultant):</u>

Following a review of the submitted information, we note the site and proposed development is at high flood risk. We are not concerned about the risk to the proposed flats or the possibility of any increase of flood risk elsewhere as a result of the development. However, we have serious concerns over the lack of safe access and egress for the proposed development due to flood risk from both fluvial/tidal and surface water sources. The applicant should submit a Flood Risk Assessment that assesses all sources of flood risk and demonstrates that safe access and egress can be achieved for the lifetime of the development. We would recommend the application is not approved until updated information is received that addresses the above points.

Following revised documentation and interim comments the following comments were received:

Since our previous response we have received the following document addressing our concerns: • Flood Risk Letter for WSP, prepared by Aegaea, dated 07 July 2026, Ref: AEG9898_BN11_Worthing_01_WSP_Letter The updated information evaluates the risk of flooding to the surrounding area to demonstrate that safe access is available to future occupiers of the site. The assessment includes a detailed review of flood depths, velocity and debris to provide a hazard rating. Whilst it is shown that the recommend access and egress route does intercept surface water flooding, the hazard risk is low and therefore an access route is available. Therefore, we have no objection on surface water grounds. Due to the site, size, location, and type of

development we would recommend the approval of the application with the following condition: Condition 1: Prior to the first use of the development a Flood Risk Emergency Plan shall be submitted to and approved in writing by the Local Planning Authority. The Flood Evacuation Plan should be created in line with 'Flood risk emergency plans for new development' as produced by ADEPT and EA and demonstrate safe access and egress in accordance with NPPF. Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policies of Adur & Council.

Environmental Health Officer:

The proposed MVHR ventilation and replacement double glazed windows should be sufficient to mitigate noise from the street and any plant noise at the rear as the MVHR negates the need for windows to be open for general ventilation.

I note they are proposing to improve the sound insulation between the ground floor retail and the first floor residential, however, I would recommend a higher level as we do not know what the future use of the ground floor will be.

• The sound insulation of the floor/ceiling between the ground and first floor shall achieve a minimum airborne sound insulation value of 50dB (DnTw + Ctr dB). Before the residential unit is occupied a test shall be undertaken to demonstrate compliance with this level.

Private Sector Housing: No objection

Waste Services: No response

Neighbour Representations

None

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM1, DM2, DM5, DM6, DM13, DM15, DM16, DM17, DM19, DM20, DM21, DM22, DM24
National Planning Policy Framework (MHCLG 2026)
National Planning Practice Guidance
Technical Housing Standards – Nationally Described Space Standard (2015)
South St Conservation Area Appraisal

Planning Assessment:

Principle of development

The site is within Worthing town centre where policy DM13 applies. Part f states that the efficient and effective use of the upper floors that add to the vitality and viability of centres will be encouraged subject to: i) the proposed use of the upper floor will

not undermine the viability of the unit on the ground floor particularly those retail uses; ii) consideration will be given to the nature of the use, its appropriateness to the centre in which it is proposed, hours of operation, intensity of use and impact on nearby uses.

The existing ground floor unit is empty. The last use was as the Climate Resilience Centre Worthing which streetview indicates vacated the site sometime after June 2023. The applicant has indicated that they have a prospective tenant for the unit but no details have been provided within the application.

It is recognised that there are other units in the town centre which have had their upper floors converted to residential whilst retaining a viable ground floor unit. For example, the neighbouring unit to the south also has upper floor residential. No objection has been raised from the LHA on servicing for the ground floor unit. It is therefore considered that the ground floor unit could operate independently, and the loss of the upper floors would not undermine viability of the retained ground floor unit.

The use as residential is appropriate for the town centre and has been considered acceptable in principle on this site. The provision of two units will make a contribution towards the Borough's housing supply.

Visual Amenity

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when exercising planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area."

The LPA's duties are reinforced within Section 20 of the NPPF, Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value.

These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. As such, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

Other elements held within Section 20 will also be considered as will policy DM24 of the Worthing Local Plan

Shopfront

The proposal includes alterations to the shopfront to include a residential entrance to the southern side of the shopfront. Unlike the upper floors which retain a consistency in design, the existing shopfronts have a variety of styles. The proposed shopfront which would retain a good proportion of glazing and a stallriser is considered to be acceptable. The signage is indicated in the same position as existing which is sits comfortably in line with Caffe Nero to the north.

First floor front facing windows

The application proposes replacement of the characteristic black windows on the front elevation. As noted in the conservation consultants comments outlined above, there are fundamental concerns with the proposed Alitherim windows chosen to replace the existing windows. The frames are much bulkier than the existing frames with sightlines of over 100% of the existing in some circumstances. The conservation consultant highlights the following differences between the existing and proposed as follows:

In the vertical section:

- The glazing bars are of very similar width (26mm to 25mm) but the proposed is essentially a stick on strip
- The transom and casement detail/junction on the existing is 75mm with the proposed at 88mm
- The top rail on the existing is 40mm with the proposed being 48mm
- The bottom rail of the existing is 40mm with the proposed 58mm.

In horizontal section shows:

- The existing stiles at 35mm with proposed at 46mm
- The mullion junction of the existing is some 41mm with the proposed being 102 mm

It is considered that the proposed window replacement causes harm to the conservation area and the non-designated heritage asset. In weighting the harm against the public benefits the NPPF is considered and it is noted substantial weight is given to both heritage considerations and considerations to retrofit existing buildings to be more sustainable. It is recognised that the proposed windows would have a public benefit. However, in this case the public benefits do not outweigh the harm identified in terms of the bulky frames which would be provided and the windows as proposed cannot be supported. A condition will therefore be included to require details of a different replacement window prior to any works to the existing windows.

Other

The rear facing windows are not visible from within the public realm. They will match in style those to the unit to the south of the building.

The PV panels are on the flat roof adequately hidden behind a parapet and are acceptable in visual terms.

The flue will not be visible in views from around the site and is acceptable in design terms.

Residential Amenity

The neighbouring building at number 7 appears to be in residential use at upper floors. The introduction of neighbouring residential uses will not have an impact on neighbours in terms of use.

Windows are proposed to the rear. The new second floor windows will look out over the roof of the arcade behind. First floor windows will look towards the first floor of the units behind but these appear to be in commercial use as part of the inner arcade buildings. Regardless, the window details propose obscure glazing and fixed shut windows which will prevent overlooking towards this building.

There is a flue proposed but no details of equipment have been provided so this will be required by condition to ensure odour and noise do not affect any neighbouring residents. .

Standard of accommodation

The minimum GIA for a two-bedroom, four-person room over a single storey is 70sqm and both units meet this comfortably at 90 and 106sqm. The living areas have large windows facing South St providing light and outlook. The bedrooms meet the minimum standards and sufficient storage is provided.

The rear windows at first floor face an internal alley but given the good light to the living areas is considered acceptable when looking at the unit as a whole.

The EHO has requested a sound insulation condition to protect the residents from noise associated with the ground floor which will be included. The EHO also noted the MVHR system won't require residents to open their windows which will protect them from noise. A condition to ensure it is installed is included.

The proposed elevations show a flue which would discharge 1 m above the eaves of the roof and therefore above any residential windows. No details of the flue have been provided with the application and so these will be required by condition.

Sustainability

Worthing Local Plan policy DM16 encourages all development to achieve a minimum 20% CO2 reduction compared to the Building Regulations Part L (2013) standard through energy efficiency measures. Policy DM17 requires all development resulting in new housing (including changes of use) to incorporate renewable and/or low carbon energy production equipment to meet at least 10% of predicted total energy requirements.

The re-use and adaption of the existing building is inherently sustainable and the application proposes additional measures such as photovoltaic panels on the roof. These will need to meet 10% of predicted total energy requirements.

As noted above there is a balance to be made between the sustainability credentials of the development and the need to preserve the appearance of the conservation area. The proposed windows have a U value of 1.5 W/m2K which are supported in sustainability terms but some increase in values may be required to provide a higher quality window which matches more suitably the design of the existing building. As noted in the conservation area comments there are other ways in which to achieve an EPC C rating and so the applicant encouraged to explore these. A condition requiring evidence of an EPC C rating will be included.

Transport and servicing

The site is in a sustainable location within Worthing town centre in proximity to local services and bus routes. No car parking or cycle storage is proposed but neither could be accommodated on site. Given the location this is acceptable.

The statement indicates all bins will be stored to the rear of the property as per the existing arrangement. A condition will be included to ensure bins are kept on site at all times and at no time on the public highway.

Informatives proposed by the LHA on encouraging sustainable travel and construction licences will be included.

Flooding

The site is located within flood zone 3 and at current risk from surface water flooding. The Environment Agency has no objection subject to the implementation of the FRA and confirmation that no sleeping will be provided at ground floor. The Council's drainage consultant requested further information and upon receipt has withdrawn their objection subject to a condition regarding a flood evacuation plan. The scheme is considered to protect the residents from future risks from flooding.

Community Infrastructure Levy

CIL will be chargeable and the vacancy test will apply.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Notwithstanding approved plans, details of windows shall be submitted for approval
4. Hours of works
5. Development in accordance with FRA
6. Flood evacuation plan

7. Details of extraction system and flue
8. Sound insulation
9. MVHR system to be installed
10. Energy statement to confirm compliance with policies DM16 and DM17
11. Bin stores to be located to the rear and at no time on the public highway

Informative

- Approved following revisions
- Naming and numbering
- CIL
- Promoting sustainable transport
- Temporary works during construction
- Southern Water

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

Case Officer: Louise Prew Date: 20/10/2026

Authorised by: Gary Peck Date: 21 October 2026