Expiry Date - 24/06/2024 Extension: 13/09/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0571/24 Recommendation – APPROVE

Site: Unit 2 Meadow Road Depot Meadow Road Worthing

Proposal: Change of Use B2 / B8 to Class E. Application to Vary Condition 3 (Opening Hours) of previously approved AWDM/0387/22. Amendment: To open from 9:00am until 6:30pm Monday - Saturday and 10:00am to 5:00pm on Sunday

Date of site visit: 21/06/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The application site is located on Meadow Road Industrial Estate. Unit 2 is currently occupied by Guild Care. The site is opposite Seagrass Close and the residential units on Meadow Road.

Proposal
This application seeks to extend the hours of opening from 09:00 – 18:30 Monday to Saturday and 10:00 – 17:00 on Sundays. This alters from the original 09:00 – 16:30 Monday to Saturday and 10:00 – 16:00 on Sundays.

Relevant Planning History:

AWDM/0387/22: Change of use B2/B8 to Class E. Approved 27/09/2022.

Consultations:
Environmental Health Public Health:
No adverse comments.

Representations:
None received

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

Planning Assessment
This application seeks to amend the hours of operation condition for the previously approved application. The assessment relates to the assessment of residential amenity and impact on transport.

Residential Amenity

The amendment to the condition will have a minor impact on the neighbouring properties with the increase in the hours of operation. However, due to the nature of the proposal and location within an industrial estate it is not considered that the alteration of opening hours on the site would have an adverse impact. It is noted that the environmental health officer raised no objection to the proposal.

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

Transport

The previous application included two conditions to help promote sustainable modes of travel to the site. Neither was approved within the specified timeframe. It is considered necessary to modify these conditions within this application to specify a time in which the details shall be submitted and implemented.

Recommendation

APPROVE subject to Conditions:-

1. Drawing numbers
2. Time limit of original application
3. Hours of opening
4. No external plant
5. Cycle storage
6. Travel plan

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: Finlay Gardner Date: 27/06/2024

Authorised by: Louise Prew Date: 13/09/2024