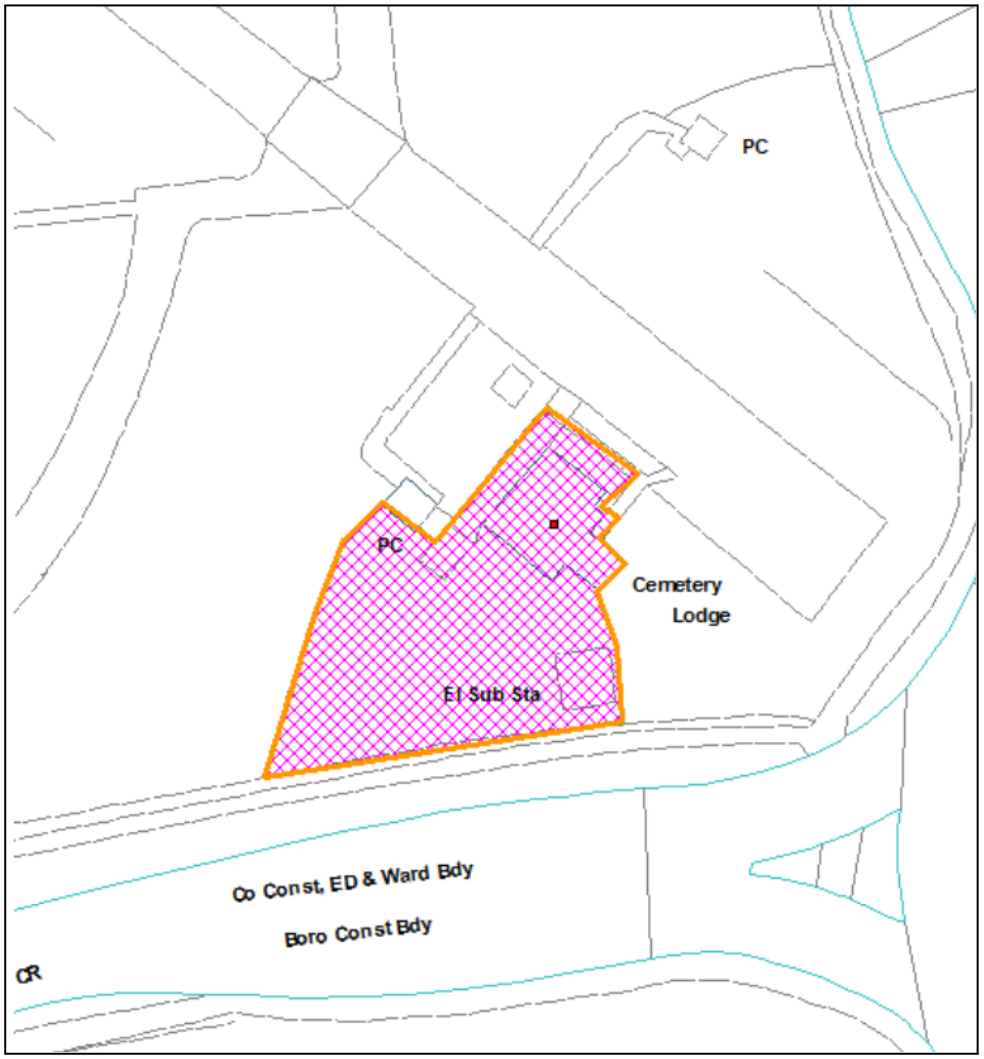
Application Number:	**AWDM/1170/25**	**Recommendation - APPROVE**
Site:	**Cemetery Lodge Durrington Cemetery Findon Road Worthing**	
Proposal:	**Proposed single storey timber double garage for use as a workshop**	
Applicant:	Men in Sheds (Michael Tanner)	Ward: Offington
Agent:	N/A	
Case Officer:	Gary Peck	



Not to Scale

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This application is brought to Committee for determination as the Council has an interest in the land

Proposal, Site and Surroundings

Further to the planning permission granted at the July meeting under reference AWDM/0840/25 for the *Change of use of building Use Class E (display and sale of stone masonry) to carpentry and repair workshop,* this application seeks permission for a timber double garage for use as a workshop. As with the previous application, this is in connection with the use of the site by Men in Sheds and it is understood that at the time of agreeing their use of the Lodge building with the Council, it was indicated that a subsequent application would need to be submitted for a workshop building to complement the use of the Lodge.

The proposed building would be located to the rear of the Lodge and would be just under 3 metres in height, with a footprint of 5.8 x 5.5 metres

The application site is to the south east corner of Durrington Cemetery and to the north west of the roundabout comprising the A27/A24 junction at Offington Corner. The subject building consists of an attractive 2 storey mainly flint faced building. Because of boundary vegetation and fencing, the building is only partly visible from outside of the cemetery and also some way distant from the nearest residential properties in Fontwell Road to the east (approximately 80 metres) and Goodwood Road to the south (approximately 65 metres) and in both cases separated by the busy A roads. To the north and west is the remainder of the Cemetery. The building is neither listed nor within a Conservation Area but is a Local Interest building. Its original use was as a dwelling before being occupied until 2005 by members of the crematorium and cemeteries' staff under service tenancies. It was used by an animal charity in the early 2010s.

To the south of the building is the Cemetery Arch which used to be part of the original entrance to the site from the roundabout, but access is now via Findon Road (A24) to the north.

Relevant Planning History

AWDM/0840/25: Change of use of building Use Class E (display and sale of stone masonry) to carpentry and repair workshop - approved at the July meeting of the Committee

AWDM/1504/15: Change of use of ground floor from offices (Use Class B1) to retail (Use Class A1) for the sale and display of stone masonry - approved December 2015

10/0664/FULL: Change of use of the Lodge for use as an administration centre for local animal rescue charity (Wadars) - approved October 2010

Consultations

Environmental Health: No adverse comments

WSP (Council's Drainage Consultant): Recommend approval of the application

Southern Water: No objection

Representations

Any comments received will be reported verbally at the meeting

Relevant Planning Policies and Guidance

Worthing Local Plan 2020-2036:
DM5 Quality of the Built Environment; DM8 Planning for sustainable communities / community facilities; DM10 Economic growth and skills

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

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

The main issues in the determination of the application is the effect of the proposal upon the character and amenities of the surrounding area.

At the July meeting, it was resolved to grant permission for the use of the Lodge building by Men in Sheds, but it was understood that the nature and size of the building would not be sufficient in itself for their use and that an additional building would be required for use as a workshop.

The proposed building would be located to the rear of the Lodge. There is already a relatively poor quality (in visual terms) outbuilding to the side of the building. The rear area has the advantage of being particularly well screened with a belt of mature trees providing quite substantial coverage between the site and the A27 meaning that the site area is barely visible from the public viewpoint. Similarly, from within the Cemetery itself, the combination of the trees and the proposed location of the building behind the main Lodge building means there would be little visual impact internally to the site. Because of the Lodge's location to the fringes of the Cemetery nearby the now closed previous entrance, it was previously concluded that the use of the main building would not have a significant impact upon the immediate area and a similar conclusion is reached here. As before, the imposition of suitable conditions can be applied to mitigate any potential harm.

Accordingly, it is considered that the proposed building would support the use of the site agreed by the Committee in July and therefore it is considered that the application is acceptable.

APPROVE

Subject to Conditions:

1. Approved Plans

2. Full Permission

3. The building shall not be used except between the hours of 8am-5pm Monday-Saturdays. There shall be no use of machinery or dispatch of deliveries at the premises except between the hours of 9am and 4pm on Mondays to Saturdays inclusive. The buildings shall not be used at any time on Sundays or Public Holidays.
   Reason: In the interests of amenity having regard to policy DM5 of the Worthing Local Plan

4. The building shall be used as a workshop in connection with the previously approved Class E(g) (iii), for storage (Class B8) and as a meeting place for the local community (Class F2(b)) as set out in the application and for no other purpose within Class E, F or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

   Reason: To enable the Local Planning Authority to consider any subsequent changes to the use of the site by way of an application given the sensitive use of the wider site

5. No retail sales shall take place from the building at any time.

   Reason: Retail sales are not considered to be appropriate given the wider use of the site.