Development Management – Delegated Officer Report

Application Number: **AWDM/0328/25** **Recommendation: APPROVE**

Site: Skywaves, Ivy Arch Road

Proposal:Non-material amendment to approved application AWDM/0207/22: Amendments include replacement of projecting windows to be replaced with Brise Soleil louvred panels and solar fins; and green roof on lower roof to be removed in place of additional landscaping externally.

Date of Site Visit: 31/10/25

Neighbours Checked: Yes

Additional neighbour notification: None

Proposal, Site and Surroundings:

The applicants supporting statement sets out the proposal and justification for the changes:

'During our meeting dated June 19th, 2024 (held between Adur-Worthing Planning, Worthing Homes & Hampshire Homes), two proposals were put forward in response to the inability to procure, and the impracticality of the projecting 'oriel' windows on the original design. These proposals were: a helping-hand-clad window surround (akin to that to be used at 22 Clifton Road) or a Brise Soleil window surround based on a precedent of Northbrook College. It was noted following this meeting that the Brise Soleil would be the preferred approach.

It was also discussed about the lower green roof being removed, in place of biodiversity improvements elsewhere. As the lower roof is covered in PV panels (to meet the current requirements of the latest Approved Document L / SAP10), the green roof would not provide the desired outcome with regards to habitat creation or aesthetics. It is not visible from the street scene, even from the nearby Broadwater Road (A24) flyover, due to the trees impeding the view as well as the parapets covering the green roof. As such, enhancing the planting at ground level will not only improve biodiversity, but will create a more pleasant and appealing view of the development from Ivy Arch Road than the green roof would.

We plan to retain the pitched green roof sections on the upper roof, as these will be visible. As such, we have included revised elevations and roof plans, showing the above changes. In addition, we have provided some details for the brise soleil/window surrounds and a revised landscaping plan.'

Planning History:

AWDM/0207/22 - Demolition of existing building and erection of three-storey building comprising 21 residential units providing temporary accommodation and B1(a) office space on the ground floor. **APPLICATION PERMITTED**

Consultations: None

Representations: None

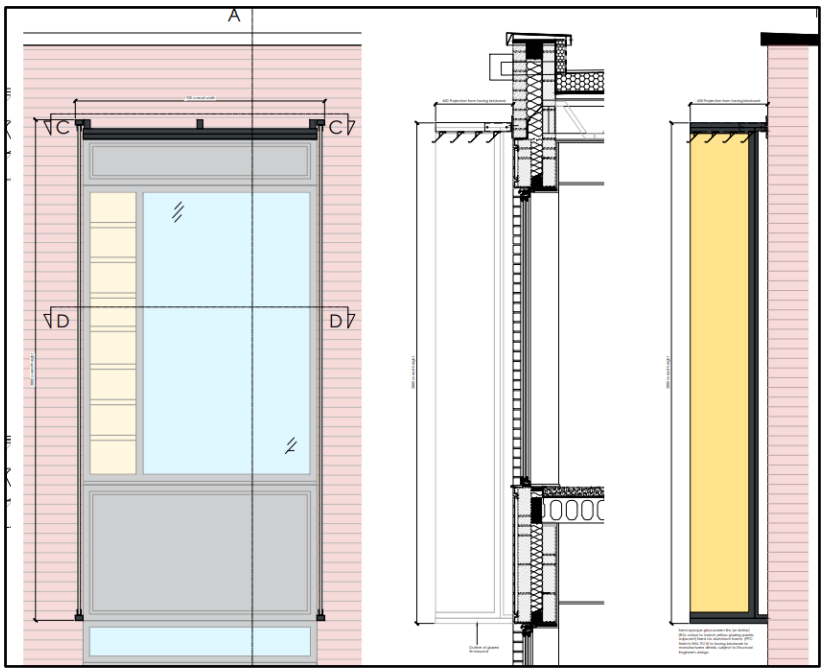
Relevant Planning Policies: National Planning Policy Framework (December 2023)

Worthing Local Plan, 2020 - 2036: Including DM5 Quality of Built Environment; DM18 & DM19 Biodiversity and Green Infrastructure DM22 Pollution; DM23-24 Historic Environment
National Planning Policy Framework (CLG 2021)
Planning Practice Guidance (CLG)

Planning Assessment

The development is nearing completion and this NMA seeks to amend the design of a projecting window and remove a green roof section.

The design issues with the projecting window are similar to the problems the construction team have had at their Clifton Road site. A change to this scheme was agreed as an NMA but with a build out approach. In this case an alternative brise soleil solution above the window and two fins either side of the window are proposed.



The effect will be to emphasise the fenestration and create some visual interest and shadow lines on the building facade. It is considered that the proposed design change is acceptable and will achieve a similar effect to the previously approved projecting window.

The loss of the green roof is regrettable from a biodiversity point of view but is necessary to meet other sustainable objectives namely energy efficiency with the provision of solar panels necessary to meet more exacting building regulation standards. To compensate, the original 2023 landscaping scheme has been amended and the revised version enhancing the landscaping around the site has been submitted. It is accepted that the original green roof would not have been visible from street level and the enhanced landscaping would be of greater visual benefit.

As such the proposed amendments are acceptable.

Recommendation

Approve the NMA.

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

Case Officer:	James Appleton	Date: 31/10/25
Authorised by:	Stephen Cantwell	Date: 31st October 2025