Expiry Date - 22/04/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0239/24 Recommendation – APPROVE

Site: Unit 7 Northbrook Business Park Worthing West Sussex

Proposal: Insertion of two new first floor windows to rear (north elevation).

Date of site visit: 24/04/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:
The site is located within the industrial estate. The rear of the property has a large level of screening with mature foliage. Beyond that are the rear gardens of the residential area beyond.

Proposal:
Permission is sought to introduce two windows in the rear elevation of a unit. The permission is retrospective and the windows are currently in situation. The windows are of differing sizes, they are used to provide light to the first floor offices.

Relevant History:
None

Consultations:
None

Representations:
None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM15
National Planning Policy Framework (2023)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the upgrading of existing industrial buildings providing that the proposed development causes no adverse impact to the visual amenities of the area or the occupants of neighbouring buildings.

Visual Amenity:

The surrounding area comprises predominantly of industrial units, many of which have been altered in many forms. These include extensions, change in fenestrations and adverts.

As such the introduction of windows in the rear elevation would not be detrimental to the visual amenity of the industrial estate. The works result in an enhancement of the units and the wider area and do not have any adverse impact on the visual amenities of the locality.

Residential Amenity:

There are no residential properties affected by the proposed works as the site is located within an industrial estate surrounded by other industrial uses. The properties to the north are screened from the proposal by a large amount of vegetation. Therefore, there is no detrimental impact on residential amenity as a result of this application.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Materials as stated

Informative:

1. Approved without amendment

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

Case Officer: Finlay Gardner Date: 31.05.2024

Authorised by: Louise Prew Date: 31/05/2024