

Development Management – Delegated Officer Report

Application Number: AWDM/0391/26

Recommendation: – APPROVE

Site: 17 Liverpool Gardens Worthing Central Worthing West Sussex

Proposal: Erection of fence to provide enclosed garden area adjacent to building; new car parking spaces

Date of Site Visit: 19.05.26

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site is situated on the north side of Liverpool Gardens close to the junction with Chapel Road. The property is currently partly vacant and comprises an older style terraced property over two floors. The property is situated at the back edge of the pavement and within a terrace of similar style properties.

The existing building comprises a suite of office rooms with a WC and kitchen on the ground floor and further offices at first floor and a door through to the first floor of 19 Liverpool Gardens.

To the west side is a small car park for approx. eight vehicles bordered by a low flint and brick wall. A timber framed glazed extension with lead lined roof on the west elevation serves as the main entrance to the premises.

The site is within the Chapel Road Conservation Area

Proposal

The application proposes the erection of fence to provide an enclosed garden area for outdoor activities associated with the school and a new car parking layout.

The applicant gained planning permission for the conversion of the building to expand the speech and language and occupational therapy associated with an independent specialist school for children with specialist educational needs and disabilities at 58c Chapel Road under application AWDM/1533/25.

The expansion into No 17 would create a science lab and classroom space for an additional 24 students.

The applicant has provided the following supporting statement in association with garden area:

The proposed activities in the outdoor area will primarily involve:

- Structured physical education and recreational play in small groups (1:2 staff to pupil ratio).
- Sensory regulation activities, social skills development, and light outdoor movement sessions.
- Use of portable, non-intrusive play and learning resources.

Sessions are scheduled to occur during typical school hours (10:15–10:45 and 12:30–13:00) and are short in duration (approximately 30 minutes), thereby limiting continuous noise generation.

Noise Mitigation Measures

Screening and Visual/Acoustic Buffering

- Evergreen planting along the front of the fence is proposed to soften the view and provide a natural acoustic buffer, reducing sound propagation to neighbouring properties.
- The temporary activity area will be fully enclosed, with high-quality fencing contributing to noise containment.

Activity Management

- Only small groups of pupils will access the space at any one time, reducing cumulative noise levels.
- Activities are structured, supervised, and designed to be low-impact in terms of sound. High-noise activities (e.g., ball games or shouting) will be limited and carefully monitored.

Timetabling & Rotation

- Access to the outdoor area is timetabled to avoid overlap of multiple groups and to stagger periods of activity, further controlling potential noise.
- Additional opportunities for outdoor activity are provided off-site (Victoria Park and 58c Revenue Chambers), reducing pressure and duration of on-site use.

Monitoring and Review

- Staff will monitor sound levels during each session.
- Any noise complaints or concerns from neighbouring properties will be addressed promptly, with adjustments to activities or scheduling implemented if necessary

The car park serving the property is shown as providing six parking spaces.

Relevant Planning History:

92/05127/CAC - APPLICATION FOR CONSERVATION AREA CONSENT FOR DEMOLITION OF PART OF OFFICE PREMISES TO THE REAR OF THIS PROPERTY IN CONNECTION WITH NEW EXTENSION

STATUS: Conditional Consent 10th April 1992.

92/05128/FULL - EXTENSIONS TO FORM ENTRANCE FOYER, STAIRS, TOILETS AND REFURBISHMENT TO PROVIDE 2 NO OFFICE SUITES

STATUS: Conditional Consent 30th April 1992.

AWDM/0809/21 - Replacement of tiled roof with slate

STATUS: Application Permitted 6th July 2021.

AWDM/1533/25 - Change of use from offices Class E (g)(i) to independent school Class F1(a).

STATUS: Application Permitted 25th February 2026.

Consultations

Planning Applications Highways

From inspection of the plans, the proposed parking layout appears acceptable. On-site turning appears achievable, allowing cars to exit the site in a forward gear. Existing vehicle access arrangements will remain unchanged, and appear suitable to serve the existing use on-site.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Neighbour Representations

None Received

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24

National Planning Policy Framework (MHCLG 2024)

National Planning Practice Guidance

Planning Assessment:

The principle of the use has been accepted the main issues are provision of an enclosed outside space and the marking out of the car park and the impact on visual and residential amenity and highway safety.

Visual Amenity

The proposed garden area would be approx. 14.2sqm in area and situated to the rear (north) of the single storey glazed entrance building. The application seeks to enclose the garden area with 1.8m high timber fencing to the north and west. The western boundary treatment would be covered in evergreen star jasmine fixed to the fence on wires to create a green wall.

The existing wall on the western boundary is approx. 1.5m in height. The enclosed fencing would be at the rear of the building and with the green fencing that will be provided and its set back position in an area of mixed boundary enclosures, it is not considered that it enclosure would have a detrimental impact on the character of the area, the conservation area or building.

The car park is existing and would provide car parking in a similar format

Residential Amenity

The applicants have provided a statement regarding the hours and use of the outside space including measures to mitigate noise and disturbance.

The site is located in a town centre, although there are residential properties to the north and at first floor above adjoining properties, with the use being confined to school hours and the sessions being short in duration it is not considered that the enclosed area would have a detrimental impact on residential amenity.

Highway Safety

The application shows a car parking area set out with 6 to 8 parking spaces. The car park exists and no changes are being made to the entrance.

The LHA considers the layout to be acceptable and suitable for the use as such the proposal would not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. The use of the outdoor space shall be in accordance with the supporting statement and hours of use.
4. Implement approved planting prior to first use of enclosed garden area and replace any plant that die.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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: Jackie Fox

Date:20.05.26

Authorised by: Jo Morin

Date: 20.05.2026