Expiry Date - 27/06/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0541/24 Recommendation – APPROVE

Site: Pharos House 67 High Street Worthing West Sussex

Proposal: Creation of additional windows at ground floor level to the side and rear elevation with minor internal alterations.

Date of site visit: 07.05.24

Neighbours checked: Y

Additional neighbour notifications: Site notice

Site and Surroundings

The application relates to a two storey detached building occupying a prominent site just off the roundabout at the junction of High Street, North Street and Lyndhurst Road. The building currently comprises a mixed use with a retail unit at ground floor and offices on the first floor.

The building is of modern construction dating from c.1996, with 'rusticated' painted render at ground floor with yellow brickwork at first floor with stone quoining and detailing. The building is proportioned at the frontage with a central forward projection with pillared entrance porch, feature first floor oval window and pitched roof. The windows either side are proportioned with larger windows at ground floor and smaller windows at first floor. The building is set back behind a shallow, landscaped frontage. The building is higher than the road. At the rear the building has service doors and small windows at ground floor and a run of windows at first floor.

The building forms part of a wider development scheme which included a single storey office building to the south, and supermarket (Lidl) to the northwest. Pharos House has its own car park to the rear (west) shown within the red edge of the application site, which is accessed from the adjacent car park to the Lidl store with a shared vehicular access off North Street. A footpath running obliquely across the northern part of the landscaped frontage of the site links High Street to the Lidl car park.

Adjoining the rear car park to the west is the partly two storey and partly three storey Amelia Court, a sheltered housing complex, accessed off Union Place.

This part of High Street consists of dual carriageway with a central refuge. Waitrose supermarket is located on the opposite side (east) of High Street.

The site is included within the designated North St/High St office area, along with the property to the south.

The Little High Street Conservation Area is situated to the north of site on the opposite side of North Street.

Proposal

The application is for the creation of additional windows at ground floor to the south and west elevations. Three windows on the south elevation five on the west (rear) elevation.

The windows would match the existing design of the existing windows.

Relevant Planning History:

AWDM/0375/24- Creation of additional office space facilitated by the erection of a second-floor mansard roof addition, modifications to the principal elevation, and cycle provision. APPROVED

AWDM/1157/22-
Creation of four (4) flats (C3) formed of 3 x 2 and 1 x 1 bed units, facilitated by the erection of a second-floor mansard roof addition, modifications to the principle elevation and refuse/cycle provision. REFUSED and DISMISSED on appeal.

1. By reason of its height, massing, siting, layout and design the proposed extension to form a mansard roof above existing two story development, plus the increased height of the forward staircase, associated facilities and roof terrace, would have an adverse effect on the architectural form and integrity of this prominent building that would dominate the street scene and be harmful to the setting of nearby designated heritage assets and the Little High Street Conservation Area. The proposal is therefore contrary to policy 16 of the Worthing Core Strategy, policies DM5, DM24 of the Submission Draft Worthing Local Plan (As Modified), the Council's SPD 'Guide to Residential Development' and relevant policies within the National Planning Policy Framework**.**

2. Having regard to the constrained layout of the site and relationship to neighbouring occupiers the proposed development and associated access arrangements would lead to conflict between the proposed residential and existing commercial uses, detracting from the commercial attraction and viability of both Pharos House and nearby businesses. The proposal would not constitute sustainable development and would be contrary to the aims and objectives of policy 3 of the Worthing Core Strategy that seeks to deliver the right

conditions for a diverse and sustainable economy, policy 8 of the Worthing Core Strategy which seeks the provision of high quality homes to address the needs of the community, policies DM2, DM11 and DM13 of the Submission Draft Worthing Local Plan (As Modified), saved policy RES7 of the Worthing Local Plan 2003, The Guide to Residential Development SPD 2013 and relevant paragraphs of the National Planning Policy Framework which requires new development to integrate effectively with existing businesses.

3. The proposed development by reason of its design, height, fenestration and roof terrace would be adversely overbearing, overshadow and result in unacceptable overlooking of neighbouring properties in the eastern block of Amelia Court to the detriment of their living conditions. As such it would be contrary to saved Worthing Local Plan policy H18, Policy 16 of the Worthing Strategy, the Guide to Residential Development SPD 2013, Policy DM5 of the Submission Draft Worthing Local Plan (As Modified) and relevant policies of the National Planning Policy Framework**.**

AWDM/2283/21- Two Storey upwards extension to create eight residential units with shared amenity space, refuse store and cycle parking. REFUSED on the following grounds:

1. By reason of its height, massing, siting, layout and design the proposed extension to form two additional floors, plus the increased height of the staircase, associated facilities and roof terrace, would have an adverse effect on the architectural form and integrity of this prominent building that would dominate the street scene and be harmful to the setting of nearby designated heritage assets and the Little High Street Conservation Area. The proposal is therefore contrary to policy 16 of the Worthing Core Strategy, policies DM5, DM24 of the Submission Draft Worthing Local Plan (As Modified), the Council's SPD 'Guide to Residential Development' and relevant policies within the NPPF.

02. Having regard to the constrained layout of the site and relationship to neighbouring occupiers the proposed development and associated access arrangements would lead to conflict between the proposed residential and existing commercial uses, detracting from the commercial attraction and viability of both Pharos House and nearby businesses. The proposal would not constitute sustainable development and would be contrary to policy 3 of the Worthing Core Strategy that seeks to deliver the right conditions for a diverse and sustainable economy, policy 8 of the Worthing Core Strategy which seeks the provision of high quality homes to address the needs of

the community, policies DM2, DM11 and DM13 of the Submission Draft Worthing Local Plan (As Modified), saved policy RES7 of the Worthing Local Plan 2003 and paragraph 187 of the NPPF which requires new development to integrate effectively with existing businesses.

03. The proposed development by reason of its design, height, fenestration and roof terrace would be adversely overbearing, overshadow and result in unacceptable overlooking of neighbouring properties in the eastern block of Amelia Court to the detriment of their living conditions. As such it would be contrary to saved Worthing Local Plan policy H18, Policy 16 of the Worthing Strategy, the Guide to Residential Development SPD 2013, Policy DM5 of the Submission Draft Worthing Local Plan (As Modified) and relevant policies of the National Planning Policy Framework.

AWDM/0761/22 Single Storey upwards extension to create four residential units with shared amenity space, refuse store and cycle parking. Pending consideration.

0517/95. Demolition of existing buildings (on McDougall Rose site) and redevelopment of site with two no. Class A1 retail units and one Class B1 office unit with associated parking/servicing area and formation of new site access from North Street. Application Permitted. 20th December 1995.

96/00402/FULL. Installation of two Windows at First Floor Level on South Elevation (Building No.1). Application Permitted. 23rd July 1996.

Consultations:

None undertaken

Representations:

Flat 52, Amelia Court, 1 Union Place

The style and design of the new build would be much taller and have a prominent staircase turret and roof top balustrade which would look very unappealing to the rest of the nearby buildings and street scenes. There would also be seating on this roof terrace too which would be harmful to the current views along and around the streets and my flat especially would experience more noise and disturbance
and loss of privacy. My flat would be overlooked and the lack of light and noise level would be very distracting and upsetting to me and my neighbours

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Relevant Planning Policies

National Planning Policy Framework (2023)
National Planning Practice Guidance
Supplementary Planning Document 'Sustainable Economy' (WBC 2012)

Worthing Local Plan 2023

SP1 (Presumption in Favour of Sustainable Development)
SP2 (Climate Change)
SP3 (Healthy Communities)
SS3 (Town Centre)

DM5 (QUALITY OF THE BUILT ENVIRONMENT)
DM11(PROTECTING AND ENHANCING EMPLOYMENT SITES)
DM13 (Retail and Town Centre Uses)
DM16 (Sustainable Design)
DM18 (Biodiversity)
DM24 (The Historic Environment)

Planning Assessment

The application proposes 8 additional windows on the ground floor to an existing warehouse and shop.

The effect on the character and appearance of the area

The windows would match existing windows and would be to the south and west elevations. The proposed windows would not be prominent and would be in character with the existing building. There would be no impact on Little High Street Conservation Area as no windows face this conservation area.

Effect on neighbouring occupiers

Residential amenity

The most affected residential properties are within Amelia Court, an elderly housing complex made up of a series of inter-connecting 2, 3 and 4-storey buildings. The nearest eastern 'wing' is located approx. 18m from the application site. There are several windows along this elevation at ground, first and second floors (roof space). There is a wall and mature planting along the boundary and the rear of Pharos House is used for car parking.

To the south side is a commercial building, there is a window and door to the north elevation of this building and then a high wall.

The proposal is for windows on the ground floor to provide additional light to the shop and warehouse. There are existing windows along the existing elevations and the additional windows is not considered to cause any additional overlooking of neighbouring properties bearing in mind the distance and boundary treatment.

Recommendation

Subject to Conditions:-

1. Approved Plans
2. Commencement
3. Unless otherwise approved in writing by the Local Planning Authority the external materials and finishes of the windows hereby permitted shall, be completed to match in design, colour and texture those of the existing building windows.

   {\b Reason}: {\i In the interests of visual amenity and to comply with policy DM5 of the Worthing Local Plan 2023.}

4. No work for the implementation of the development hereby permitted shall take place except between the hours of 8.00 a.m. and 6.00 p.m. on Monday to Friday and between 8.00 a.m. and 1.00 p.m. on Saturdays, No work shall take place on the site on Sundays or on Bank or Public Holidays.

   {\b Reason}: {\i To safeguard the amenities of the occupiers of neighbouring properties having regard to DM5 and DM22 of the Worthing local Plan 2023.}

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: 26.06.24

Authorised by: Louise Prew Date: 26 June 2024