Expiry Date - 15/07/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0640/24 Recommendation – APPROVE

Site: 15 - 17 Broadwater Street West Worthing West Sussex BN14 9BT

Proposal: Fenestration alterations to front, side and rear elevations; new rooflights; and sub division of existing ground floor unit into two separate units

Date of site visit:

Neighbours checked: y

Additional neighbour notifications: N

Site and Surroundings

The application property is a two-storey building which forms part of a retail terrace and parade along Broadwater Street West.

The property is currently vacant and has been since the beginning of the year, it was previously occupied by a retail occupier.

As the site is within the retail centre, the site is surrounded by generally commercial uses with some residential units on upper floors.

There is a vehicular access road to the rear accessed from Rectory Gardens

The site is adjacent to the Broadwater Conservation Area and close to the Broadwater Green Conservation Area but has no specific heritage designation

The site is within the Broadwater District shopping centre

Proposal

The application proposes the sub division of the existing ground floor into two separate units.

Shop 1 would be 157sqm and comprise a large open shop to the frontage with utility spaces to the rear including, WCs, kitchen, safe store and store room.

Shop 2 would be much smaller at 56.49sqm with a shop area and a single WC at the rear.

To facilitate the conversion the application proposes a new front door to shop 2 to Broadwater Street West which would be a matching aluminium glazed door with matching fanlight. This would be inserted in a current glazed pane between two larger shop windows.

A composite door is also proposed to the rear of shop 2 onto the rear yard area.

It is proposed to insert a door, two windows and patio door windows in the side (south east elevation) facing onto the yard area of shop 1 as well as two roof light windows in the flat roof.

Relevant Planning History:

AWDM/1373/16- Change of Use from Financial (A2) to Medical Practice (D1) with new shop front and entrance door- APPROVED

AWDM/1808/16- Remove existing frontage and install new shopfront with enlarged display windows and new entrance door (to facilitate A1 retail use of former Lloyds Bank). APPROVED.

Consultations:

West Sussex County Council – Highways

This application seeks the subdivision of existing ground floor unit into two separate units. The site is located on Broadwater Street West, an A-classified road subject to a speed restriction of 30 mph.

No formal vehicular access is associated with this site. The LHA does not anticipate that the subdivision of the existing unit would give rise to a significant material intensification of movements to or from the site.

No parking is associated with this site. As such, parking associated with the subdivided units would have to be accommodated on-street or within the nearby paid-for provision, as per the likely existing arrangement. The LHA does not anticipate that this would lead to a highway safety concern or parking capacity issue in this location.

The site is situated in a sustainable location that is well accessible on foot or by cycle, and is well connected by public transport connections.

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 115), and that there are no transport grounds to resist the proposal.

Adur and Worthing Council:

Environmental Health:

Public Health

There are no EH adverse comments

Private Sector Housing

No comment

Representations:

None

Relevant Planning Policies

National Planning Policy Framework (September 2023)
National Planning Practice Guidance

Worthing Local Plan 2023

SP1 - Presumption in favour of sustainable development

DM5 - QUALITY OF THE BUILT ENVIRONMENT
DM6- PUBLIC REALM
DM13 Retail and town centre uses
DM16 - SUSTAINABLE DESIGN
DM22 Pollution

Planning Assessment

Principle

The adopted Development Plan comprises the Worthing Local Plan 2023 and relevant supporting documents.

Policy DM5 of the SDWLP requires all new development to be:

i) of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area (including consideration of proportion, form, design, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping);

ii) enhance the local environment by way of its appearance and character, with particular attention being paid to the

architectural form, height, materials, density, scale, orientation, landscaping, impact on street scene and layout of the development;

iii) make a positive contribution to the sense of place, local character and distinctiveness of an area;

iv) respect, preserve and enhance heritage assets and settings;

v) be well built, accessible, fit for purpose, and adaptable to changing lifestyle, demography and climate;

vi) include a layout and design which: take account of potential users of the site; create safe conditions for access, egress and active travel (walking and cycling) between all locations; provide good links to integrated public transport; and have acceptable parking arrangements (in terms of amount and layout);

vii) make a positive contribution to creating a safe and secure environment by integrating measures for security and designing out opportunities for crime;

viii) not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook, an unacceptable increase in noise or vehicular movements or loss of important open space;

ix) respect the existing natural features of the site, including landform, trees and biodiversity and contribute positively to biodiversity net gain;

x) ensure that lighting incorporated into developments provides the minimum for public safety, is energy efficient and avoids light pollution

DM13 - RETAIL AND TOWN CENTRE USES

a) The Local Plan will support the vitality and viability of Worthing's town centres by seeking to meet the identified floorspace needs for retail and other town centre uses up to 2026

b) Changes of use and redevelopments within town, district and local centres will be carefully controlled to ensure that they support, rather than detract from, the successful functioning of the centres and their ability to meet local needs. according to their function in the hierarchy . When considering all such proposals regard will be had as to whether they would:

i) Make a positive contribution to the vitality, viability and diversity of the centre;

ii) Not unacceptably impact on daytime footfall;

iii) Maintain a strong role for the centre in providing a varied range of convenience goods and meeting other day-to-day needs;

iv) Positively restore and/or enhance the character and appearance of the frontage;

v) Maintain the continuity of active frontages;

vi) Be of a scale and type of use appropriate to the size and function of the centre, or part of the centre concerned;

vii) Ensure that any proposal will cause no significant adverse effects for the occupiers of neighbouring properties;

viii) Ensure that that there will be no severe negative impact on existing parking arrangements;

ix) Retain or re-provides ancillary facilities within individual premises, (such as loading, storage, staff or administrative facilities), unless it is demonstrated that these are no longer necessary for appropriate future use of the premises;

x) Result in an over concentration of uses such as takeaways and other uses with closed and inactive street frontages. The Council will consider the role of the centre within which the proposal is located and other matters such as the numbers of existing similar uses within the frontage and any existing or potential issues. Permission will not be granted where harm to the vitality and viability of the centre, or the amenity of local residents and businesses, cannot be adequately mitigated;

xi) Require conditions to be applied to any new development where it is relevant and appropriate to do so, in order to control the proposed uses

District Centres and Local Centres

e) The policy approach seeks to encourage convenient and accessible local shopping facilities that are of a scale appropriate to the role and function of the centre to meet day to day needs of residents, and contribute to social inclusion. When considering relevant proposals within these centres regard will be had to the following:

i) in District and Medium Scale Local Centres - seek to retain a core of retail uses of at least 50% of the units in the whole centre, to ensure the role and function of the level of centre is maintained. Allow for uses such as financial and service and restaurant and cafes of an appropriate scale for the role and function of the centre. Other uses will be supported where it can be demonstrated that the use will enhance the vitality and viability of the centre in which it is proposed, generates footfall and retains an active shopfront with a shopfront display;

Policy DM16 regarding – sustainable design indicates

a) All development (excluding householder applications) will be required to achieve the relevant minimum standards below unless superseded by national planning policy or Building Regulations. Applications for major development must be supported by a Sustainability Statement demonstrating that the minimum standards are met and where possible exceeded. All development is encouraged to exceed these minimum standards where possible

DM18 – BIODIVERSITY

a) All development should ensure the protection, conservation, and enhancement of biodiversity. If significant harm cannot be avoided (by locating development on an alternative site with less harmful impacts or through design), then such harm should be adequately mitigated. Where it cannot be adequately mitigated then as a last resort such harm must be compensated for. Where it cannot be compensated for, then planning permission should be refused. This process is known as the mitigation hierarchy.

The proposal involves the conversion of a large shop unit into two good size retail units. The development retains the active frontage and retains the Class E use and shopfront making good use of the site in compliance with Policy DM13 and Worthing local plan and will assist in the vitality and viability of the District Centre.

Visual Amenity

The application involves an alteration to the shopfront fronting Broadwater Street West to provide a new entrance to shop 2. The new doorway would be within the existing structure taking out an existing window and replacing with a matching door. The door would be in character with the shopfront and would be in character with the existing windows and doors. The proposed door would not have an impact on the character of the street scene or shopping frontage.

At the rear the proposed doors and windows would face onto an open courtyard at the rear. They would be in character and would improve the bland currently brickwork elevation proving further surveillance in this rear access road.

Residential Amenity

Neighbour amenity
There are residential properties above the unit with access to the rear via a metal staircase and to the front.

The changes to subdivide the unit would not impact on the neighbouring residential properties. The new door to the front would not have an impact on the neighbouring properties. The additional opening to the rear onto the open courtyard would not directly impact on neighbouring properties and would provide additional surveillance.

Accessibility

The site is situated in a sustainable location in easy walking distance of modes of transport other than the private car and local shops and facilities. The LHA have not raised any objections.

Sustainability and Ecology

The proposal will repurpose and convert the building and in with its conversion comply with up to date building regulations requirement for sustainability.

The building is a sub-division within an urban setting and although environmental information has not been submitted in accordance with policy DM18 the proposal does now include an element of outdoor space which would enable enhancements in landscaping and biodiversity.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

3. Matching materials
4. Hours of works

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: 10.07.24

Authorised by: Louise Prew Date: 15/07/2024