INSITE PLANNING

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PLANNING STATEMENT
IN SUPPORT OF
PLANNING APPLICATION FOR CHANGE OF USE

AT

30 YORK ROAD
WORTHING
WEST SUSSSEX

PROPOSAL
CHANGE OF USE OF FIRST FLOOR
FROM OFFICE (CLASS E)
TO PHOTOGRAPHIC / FILM STUDIO (SUI GENERIS)

March 2024

The Application Site:
30 York Road is a two-storey property having a flat roof. The ground floor is used for the storage of classic cars, this will be retained with access through both the existing roller shutter doors and the side pedestrian door. The first floor being used as office space.
The building is mainly detached with alleyways to the north, east and south.
The site is located on the east side of York Road. It lies at the northern end of the road, close to its junction with A259 Brighton Road. It is within a residential area; the site being bordered by residential properties. The majority of dwellings in the area are terraced and range between 2 and 3 storeys in height.

York Road is traffic restricted to one-way movement (north to south). On-street parking is restricted to resident holders 9.0am to 6.0pm.

30 York Road is listed as a Local Interest Building, an Art Deco style warehouse, possibly built originally to store bananas and dating from 1928. The front elevation is the most decorative, comprising a stone clad frontage with a large access door on the ground floor with three windows above on the first floor. The roof is flat and there is pedestrian access at the side just down the northern alley. It has no grounds.

Amount:
It is proposed to convert the existing and established first floor office space to a photographic/film studio.
Sales information from 2009 shows that the first floor was being used as office space.
The existing first floor kitchen, toilet facilities, office room and storage room will remain and will serve the photographic/film studio. The total first floor area = 136 square metres.
The established storage of classic cars on the ground floor will remain the same.

Layout:
Apart from a new internal door between the entrance lobby and stair, the layout of the ground floor will remain the same.
At first floor level, non-loadbearing partitions at the rear will be removed to create a large open plan area. The kitchen, toilet facilities, office room and storage room will remain the same.

Scale:
The scale of the proposals will remain the same. The proposals will not include any external additions or alterations.

Landscaping:
Landscaping works are not proposed.

Appearance:
The art deco appearance of the building will remain unaltered.

Access:
The existing front roller door at ground level will remain the same. The ground floor side facing entrance on the north of the building providing pedestrian access to both the ground and first floors will remain the same.
A new internal door will be provided between the entrance lobby and stair.

Flood Risk:
The site is in an area designated as flood zone 1. Most developments that are less than 1 hectare and within flood zone 1 do not need a flood risk assessment as part of a planning application.
Also, the proposed change of use is solely on the first floor.

Recent Planning History:
Planning permission was granted back in 2009, Ref: WD/09/0900FULL for the Change of Use of the first floor from storage to 2no. one-bedroom flats with storage of classic cars retained at ground floor level together with alterations including alterations to windows and entrance.
This approved development has not been carried out.