

Development Management – Delegated Officer Report

Application Number: AWDM/0080/26

**Recommendation – NO
OBJECTION TO COUNTY
CONSULTATION**

Site: Durrington Infant And Junior Schools 81A Salvington Road
Worthing West Sussex

Proposal: Consultation by West Sussex County Council WSCC/007/26
for: Retrospective application for the siting and use of 1
double temporary classroom unit (Variation of Condition
No.1 of planning permission WSCC/011/19/WB to retain the
temporary modular building).

Date of site visit: N/A

Neighbours checked: Undertaken by WSCC

Additional neighbour notifications: N

Site and Surroundings

The application relates to a double modular classroom building sited within the grounds of Durrington Infants School, backing onto the rear gardens 33 and 35 Acacia Avenue. The modular building has been in situ on the site since 2001.

Proposal

This Regulation 3 consultation relates to the proposed retention of the building for a further 2 years.

A supporting statement explains that WSCC has a rolling programme to replace with permanent buildings relocatable buildings on school sites, prioritised against the County's Asset Management Plan data for each school. This building has not been included as yet with the County's replacement programme as it is considered a low priority when compared to the age/condition of other relocatable buildings on other school sites within the County. It states the building is required on the site to continue to provide adequate teaching space for pupils, in particular to support spaces for SEND rather than classrooms for the national curriculum.

Relevant Planning History:

AWDM/0214/24: Temporary permission for this double classroom unit has been renewed many times over the years, most recently in 2024 for 2 years (WSCC/0008/24).

Consultations:

The Council's Environmental Health Officer (Environmental Protection) has not raised any objection.

Representations: N/A

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM8. DM5
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

Planning Assessment

The NPPF requires LPAs to take a collaborative approach to ensure sufficient education provision to meet the needs of existing and new communities, and to give great weight to the need to create, expand or alter education facilities in decision making (paragraph 100). Local Plan policy DM8 supports improvement to education facilities to ensure they meet the needs of local communities where it is demonstrated that there would be no unacceptable impact on occupiers of adjacent properties.

Although the replacement of this modular relocatable building with a permanent provision would be preferred, it is not currently a WSCC priority and continues to meet an important education need for the School.

Visual Amenity

Photos submitted with the consultation indicate the modular unit has been well maintained and appears to be in reasonable condition. It is not overtly visible in public view and has no adverse impact on the surrounding local character.

Residential Amenity

The bungalows in Acacia Avenue backing onto the modular classroom unit have relatively shallow rear gardens. However, Google satellite imagery indicates that small trees and other vegetation growing within the gardens adjacent to the common site boundary continue to provide an effective screen. It is considered the retention of the building for a further 2 years would have no adverse effects on residential amenity.

Recommendation

No Objection.

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

Case Officer: Jo Morin

Date: 12.02.2026

Expiry Date - 20/03/2026

Authorised by: Peter Barnett

Date:12 February 2026