AWDM/1456/23 | Non Material Amendment to approved AWDM/0605/22 for relocated sub station (between flat blocks B and C) and relocation of parking (overall numbers to stay the same)

Proposal

The proposal is to add a second substation to the grass verge between apartment blocks B & C. This is to provide adequate power and switching capacity for the approved housing development of 287 homes. It is similar in size and design to the approved pitched roof brick building of approx 4.5m weight. Associated revision to parking spaces in the verge and immediately to the north retain the number of approved spaces, one space now dedicated to Sub-station servicing vehicles.

Date of Site Visit : 14-07-24

Consultations

***Environmental Health officer*:** No Objection

***Highway Authority*:** No Objection, following recent submission of tracking plans

Representations - One letter:
Only words as no plans to see what, if any effect it will have on residents. The continual alterations by the site builders and planners with no authority or support to any objections that the residents put forward by Worthing Planning and its planning committee. Without any control over the site, we have to endure unnecessary violations of our residential lives. We all know that the builders have a free hand to do whatever they want as there is not an affordable objection that can and will be placed or raised by our Council due to financial restraints.

Relevant Planning Policies

Worthing Local Plan 2020 - 2036: Policies DM5, DM6, DM9 & DM22
NPPF, 2023
NPPGs

Planning Assessment

Section 96A of the Act allows a non-material amendment to be made via application. There is no statutory definition of ‘non-material’, which depends on the nature and context of a particular development. NPPG advises regard to the effect of the change, together with any previous changes made under s.96A. Although it is not an application for planning permission and therefore s.38 (6) of the Planning Act 2004

does not apply it is material to consider the extent to which the proposed amendments comply with the Development Plan policies

The sub-station is similar in appearance to that originally approved, which is also in the verge. The original sub station is also slightly amended but with little difference in size or appearance. They would be separated by approx 6m intervening space containing 2 parking spaces. Although it does not project beyond the building line of the western block B, it does slightly interlude forward of block C and makes for a slightly cluttered appearance in terms of design and public realm policies DM5 & DM6. However, weighed against need under policy DM9 infrastructure, it is considered, on-balance, acceptable.

In terms of residential amenity the replanned arrangement of two substation/switching room buildings, will change the original outlook from the side of adjoining apartments at blocks B & C, however, these are secondary windows, with other primary windows on other unaffected elevations.

The neighbour representation is from a neighbour outside the site, north of the railway line, which will not have sight of the additional substation due to other intervening approved buildings and distance. Thuis representation contains a more general comment upon post-approval changes than specifically a criticism of the particular impact of this proposal. The Environmental Health officer is satisfied that the design is satisfactory in terms of noise and vibration risk under policy DM22. It is noted that access doors face away from the closest block, C.

The amended parking arrangement along the verge and in the rank of spaces to the north retains the number of approved spaces and parking strategy This is without significant impact on landscaping, which include the vertical planted frames and trees. The highway authority is satisfied following the recent submission of tracking plans, which demonstrates manoeuvring for service and emergency vehicles.

Conclusion

On balance the application is acceptable and recommended for approval.

Recommendation - Approve

Amended Plans

1. PLANNING LAYOUT - CB_54_244_001 F
2. PARKING STRATEGY PLAN - CB_54_244_006 C
3. OUTBUILDINGS UKPN SUBSTATION - 22-1065-043 C1
4. OUTBUILDINGS TUV SUBSTATION - 22-1065-042 C1.

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

Officer: Stephen Cantwell 15-07-24

Officer: Gary Peck Date: 16 July 2024