Worthing Probation

Prepared for

Probation Service

December 2023

Contents

1. The Introduction....1
2. Review of Planning Policy Framework....2
3. Planning Assessment and Conclusion....4

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1. The Introduction

1.1 Cushman & Wakefield (C&W) is instructed by the Ministry of Justice (MoJ) on behalf of the Probation Service (PS) to submit a planning application for the installation of an external cooling unit at Worthing Probation Office, 4 Farncombe Road, Worthing, BN11 2BE.

Description of development

1.2 The description of the proposed development is:

> ***"Retrospective application for installation of 1 cooling unit on the northern elevation at Worthing Probation Office, 4 Farncombe Road, Worthing, BN11 2BE."***

1.3 The subject property at 4 Farncombe Road accommodates the Worthing Probation Office.

1.4 The proposal seeks retrospective planning approval for one cooling unit to be installed on the north elevation of the property. The proposed cooling unit is wall-mounted at a 117cm above ground level. The installed unit is a Daikin FTXF-A/C RXF-A/B/, specification of the unit is submitted with this application.

1.5 The property sits within the Farncombe Road Conservation Area and is visible from the street.

Application Documents

1.6 The application is supported by the following information, as required by Worthing Borough Council validation requirements:

1.7 Design Documents:

- Location Plan
- Existing Block Plan
- Existing and Proposed Elevations
- Daikin A/C Specifications

2. Review of Planning Policy Framework

2.1 As required by s.38 of the Planning and Compensation Act 2004, planning applications must be determined in accordance with relevant policies set out in the appropriate development plan, unless material considerations indicate otherwise. The main planning policies at the national and local levels relevant to the determination of this application are summarised and explained in this section.

2.2 The Development Plan for Worthing Borough Council consists of SKDC Local Plan 2020 – 2036.

Worthing Borough Council Local Plan (2023)

2.3 The Local Plan adopted in March 2023, sets out the overall development strategy for Worthing for up to 2036.

2.4 Policy DM5 'Quality of the Built Environment' states that the development proposals should ensure there is no adverse impact on occupiers of adjacent properties including an unacceptable increase in noise giving rise in significant adverse impacts.

2.5 Policy DM11 'Protecting and enhancing employment sites' states Farncombe Road Office location will be protected.

2.6 Policy DM23 'Strategic Approach to the Historic Environment' states Council will seek to converse and enhance the character of the historical environment including conservation areas.

NPPF (2023)

2.7 The National Planning Policy Framework was updated on 5 September 2023 and sets out the government's planning policies for England and how these are expected to be applied.

2.8 The NPPF sets a presumption in favour of sustainable development and a positive approach to planning as a means of supporting the country's economic and housing growth while protecting the environment. It directs local planning authorities to approve development proposals that accord with the development plan without delay.

2.9 Paragraph 8 of the NPPF advises that there are three dimensions to sustainable development economic, social and environmental. It is advised that all roles are viewed mutually and not in isolation. Three overarching objectives to achieving sustainable development:

- an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

- an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural

resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy

2.10 The NPPF sets a presumption in favour of sustainable development and a positive approach to planning as development should be *"meeting the needs of the present without compromising the ability of future generation to meet their own needs"*.

2.11 Paragraph 187 of the NPPF (2021) states that *"existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established... Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed."*

3. Planning Assessment and Conclusion

3.1 The retrospective proposal for one cooling unit is appropriate for this location. The site lies within Farncombe Road and is allocated for employment use, which is predominantly office development. The street is mixed use with some dwellings being used for employment use and some remaining in their original residential use.

3.2 The amenity of the existing occupants will not be affected by the proposed condenser unit, the northern elevation is facing away from the existing residential neighbours. The closest residential dwellings are across the road at 3, 5 and 7 Farncombe Road, which are at least 32 meters away and building orientation and mature trees help in reducing noise. Therefore, the amenity of the existing/future occupants of the nearby residential dwellings will not be affected, and the proposal is compliant with Policy DM5.

3.3 The proposed air conditioning unit is on the side elevation of the building and will not affect the setting and keeping of the conservation area. Photos of the erected unit is attached in the Appendix A.

3.4 The proposed development includes measures to improve the environment of the employees of the Worthing Probation Office at 4 Farncombe Road.

3.5 It is considered that the proposed works will not have an adverse impact on the local visual amenity or a detrimental effect on the character and appearance of the area.

3.6 The proposal fully accords with the national and local planning policy. It is therefore considered that there are no policy grounds or material considerations which should prevent planning permission from being granted for the proposed development, and this planning application should therefore be approved without delay in accordance with the NPPF.

Appendix A - AC unit photos












CUSHMAN &
WAKEFIELD