

Development Management – Delegated Officer Report

Application Number: AWDM/0379/26

Recommendation: APPROVE

Site: Unit 2 Worthing Business Park Dominion Way Worthing

Proposal: Change of use of units 2-5 from general industrial (Use Class B2) to offices (Use Class Egi); extension of mezzanine floors to full depth, front elevation changes including removal of roller shutter doors and new windows; alterations to parking layout

Date of Site Visit: 13/03/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located within the newly constructed Worthing Business Park which is located at the northern end of Dominion Way. The Business Park contains 22 new units within five buildings. This application relates to the easternmost building which contains units 2 to 5.

The site is within a Key Industrial Estate and Business Park in East Worthing.

The surrounding area is predominantly in industrial and commercial uses although the former EDF offices that lie to the southwest have been converted to residential use under permitted development rights and are known as the Broadwater Apartments.

Proposal

The proposal seeks to use units 2, 3, 4 and 5 of the newly constructed Worthing Business Park for a single business. The development would include internal works to join the four units together.

The application form describes the development as follows:

This proposal is for the change of use from industrial to office use of Units 2-5, with associated internal alterations including the extension of existing mezzanine floors to full depth, formation of internal door openings between units at ground and first floor levels, removal of two existing staircases, and reconfiguration of internal layouts including WC facilities. External alterations to the front elevation include the removal of roller shutter doors, partial infilling with glazing, and the addition of new first floor windows. New parking spaces are also proposed

Relevant Planning History:

AWDM/0510/22 - Demolition of all existing structures and construction of 5 buildings providing 22 flexible industrial units comprising light industrial (Class E(g)), general industrial (Class B2) and storage/distribution (Class B8) with associated car parking

and landscaping with open storage use (Class B8) on land to the northern part of the site.

STATUS: Application Permitted 27th April 2023.

Consultations

Environmental Health: Hours of work recommended condition

WSCC (Highways): West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the full planning application AWD/0379/26 for highway safety and capacity considerations at the site. The development proposals are for change of use of units 2-5 from general industrial (Use Class B2) to offices (Use Class Egi), extension of mezzanine floors to full depth and alterations to parking layout with associated works. There are no changes proposed to the existing access arrangements. An inspection of data supplied to WSCC by Sussex Police over a period of last five years reveals that there has been no incident of personal injury reported near to the site access. This indicates the site access has been operating in a safe manner in its current form with no evidence to indicate of any concerns with the road design / geometry. The proposed changes are not considered to materially alter the existing highway capacity. As such, WSCC Highways would have no objections to the proposal.

Neighbour Representations

None

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM11, DM15, DM20, DM22
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

Planning Assessment:

Principle of development

The site is located within a protected employment area – East Worthing Industrial Estate and Broadwater Business Park. Policy DM11 states that these key employment areas are essential in maintaining a strong and diverse supply of employment sites and premises to meet the needs of the local economy and given the significant land constraints the Council are seeking to protect them for employment uses appropriate to their location.

The increase mezzanine would result in an additional 126sqm of office floorspace in Egi.

When these units were granted permission, a condition was included on the decision as follows:

14. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any order revoking and reenacting that Order with or without modification), the use of the development hereby permitted shall be limited to Class E(g)), B2 and B8 of the Town and Ref: AWDM/0510/22 Country Planning (Use Classes) Order 2020 (or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason: To ensure that appropriate uses are continued within the protected Industrial Estate.

The proposal falls within the use classes specified in the condition and is therefore considered acceptable and in line with the previous consent. The same condition will be applied as the building could be used for B2 or B8 under a different consent and to limit changes of use to other E use classes to protect employment uses on site.

Visual Amenity

The scheme proposes to replace the existing roller shutters on the frontage with windows. Windows are also proposed on the southern side elevation. The proposal would retain uniformity to this building as all units would be modified. The proposal is acceptable for an industrial area.

Conditions restricting lighting and extensions as per the original consent will be included.

Residential Amenity

There are no residents in proximity of the site who would be affected by the development. The closest residents are over 100m to the west in Broadwater Apartments and the change of use would not affect them.

Transport

The development will make use of the previously consented and implemented transport improvements. The proposal seeks to rearrange the car parking to the front of the site. Four additional spaces will be provided in front of the removed roller shutter doors. One space will be designated as a blue badge space. All new spaces will have passive provision for electric charging in line with the previous consent. The condition requiring that the electric vehicle chargers are installed pre-occupation will be copied over to this consent.

The previous consent was required to install a number of cycle spaces pre-occupation. A site visit confirms these have not yet been installed and a number of the units are occupied. It is not considered possible to require the applicant to have these installed prior to occupation as the cycle spaces are outside the red line boundary. The installation of these and any other pre-occupation conditions can be pursued separately.

Flooding

The building is within Flood Zone 1. The proposed changes will not alter the flooding considerations of the previous application.

Community Infrastructure Levy

The development is CIL liable as the scheme proposes a mezzanine as part of wider works.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Hours of works
5. Restricted to Eg, B2 and B8 only
6. External lighting
7. No PD rights
8. No occupation until electric vehicle chargers installed

Informative

1. NPPF – approved following revisions
2. CIL informative

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

Case Officer: Louise Prew Date: 29/07/2026

Authorised by: Jo Morin Date: 29.07.2026