Expiry Date - 08/10/2024

# Development Control – Delegated Officer Report

**Application Number: AWDM/1042/24 Recommendation – Approve**

**Site: Restaurant 55 Teville Road Worthing West Sussex**

**Proposal: Shopfront alteration including new door to provide separate entrances to restaurant and first floor residential unit.**

**Date of site visit:** 04/10/2024

**Neighbours checked:** Y

**Additional neighbour notifications**: N

**Site and Surroundings**
The application site is located in the centre of a small parade of shops on a roundabout in close proximity to Worthing Train Station. The shops have a residential unit above. The site currently hosts a Chinese take away shop on the ground floor. The current shop frontage hosts glass and a single door access.

**Proposal**
The proposal seeks to alter the existing shop front retaining a similar shape with an additional door located in the middle of the current glass windows. The existing door would remain in the same location with a minor internal alteration to provide a private access to the flat above the shop.

**Relevant Planning History:**
None

**Consultations:**
**WSCC Highways –**
The proposal seeks to make alterations to the existing shop front, to include the addition of another door for access to an existing flat above the existing restaurant.

The site is located on Teville Road, an A classified road subject to 30mph speed restrictions. Teville road is well connected with linked and lit pedestrian footways, and has nearby bus and rail connections.

The proposals are not anticipated to give rise to a material number of vehicular movements to or from the site. The property is not awarded an allocated or private parking provision and therefore residents and visitors to the property will need to make use of existing sustainable transport means, public parking provisions or arrive on foot, as will be the existing practise.

Due to the location of the site, although it is acknowledged that this is a small-scale development, the LPA may wish to impose a construction management

condition to ensure deliveries and materials are managed in such a way as does not cause harm or a nuisance to other road users.

Based upon the above considerations the LHA raise no severe highways safety concerns with the proposal. The Local Highway Authority does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

**WSP-**
Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development we would recommend the approval of the application.

**Environmental Health Public Health –**
No Comments

**Representations:**
No representations received.

**Relevant Planning Policies**
Worthing Local Plan policies (WBC 2023): SP1, DM1, DM5, DM6, DM15
National Planning Policy Framework (MHCLG 2023)
National Planning Practice Guidance

**Planning Assessment**
The application should be considered in the context of relevant Development Plan Policies and the key issues in this case are the separation of the commercial and residential units; and impacts on the visual and residential amenities of the area.

The separate access to the residential unit allows for the building to be separated into two separate units. Policy DM1 of the Worthing Local Plan explains that housing should meet the needs of the local residents. The splitting of the building into two separate units allows for the future occupiers to be separate to the retail unit beneath allowing for greater flexibility and the potential for housing to be opened to a wider range of people.

The introduction of the new shop front with the separate access to the unit above is not considered to result in a detrimental impact on the viability of the existing ground floor use. The proposed development does not mean that the site will no longer be able to facilitate the current use. As such the minor decrease in the footprint of the downstairs unit to allow for the flat's entrance is not considered to be detrimental to the use.

***Visual Amenity***

Due to the location of the proposed development on the shop frontage it will be highly visible from the public realm. The proposed design of the shopfront is considered to be a traditional form with a central door. It is noted that this will result in some loss of consistency between the unit and the one to the east which has a similar design. However, it is a similar design to units further east and to the north and will therefore result in a design that is considered acceptable in the area.

As such the proposal is considered in accordance with the relevant policies within the Worthing Local Plan and not detrimental to the visual amenity of the area.

***Residential Amenity***

No detrimental impact to the neighbouring dwelling due to the minor scale nature of the proposal and footprint of the existing dwelling not increasing. The proposed new shopfront is considered to be more appropriate to the character of the area and as such in accordance with policy DM6 of the Worthing Local Plan 2023.

The change in the internal works from the proposed development would allow for the access to the flat above the shop to be private from the shop itself. There is not considered any intensification of the site with the flat not changing footprint. As such it is not considered that the alteration would have a detrimental impact on residential occupiers within the direct locality.

***Quality of accommodation/Living conditions***

The flat at first floor with the minor alteration meets the space requirements and exceeds them. This includes the sizing of the bedroom. The unit measures approximately 56sqm exceeding the requirement of 50sqm.

Whilst there is no built-in storage incorporated within the flat the requirement for 1.5sqm of storage can easily be included within the exceeded amount of the minimum requirement.

The flat has access to a wide variety of green space due to the location with public recreation grounds within close proximity of the site. Within 270m of the site is the Victoria Park and Playground which is public open green space. As such it is considered that the proposal is compliant with Policy DM7 which explains that development should have access to public amenity space within a 15 min walk of the site (720m).

The self-contained flat will need to ensure that the insulation between the flat and the unit beneath is of a sufficient standard to ensure that there is not an unacceptable level of noise transfer between the kitchens and associated noise and the habitable rooms of the new flat. A condition will be attached in this regard.

***Transport***

The unit is located adjacent to a roundabout, within close proximity of the level crossing. Although it is acknowledged that this is a small-scale development, a construction management condition to ensure deliveries and materials are managed in such a way that does not cause harm or a nuisance to other road users is included as recommended by the highway authority.

**Recommendation**

**APPROVE** subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Construction management statement
5. Noise insulation

**Informative**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Street Numbering- All Planning Applications for both domestic and non-domestic premises that have been granted approval for new development or conversions will require a new, or amended property address for the proposed development. Developers will be required to submit a Street Naming and Numbering Application to the Street Naming and Numbering Department upon commencement of works to enable the new development to be officially addressed in compliance with the British Standard of Addressing; known as BS7666. Developers are invited to complete their Street Naming and Numbering Application via the following link to the councils' website: www.adur-worthing.gov.uk/naming-and-numbering Information and guidance regarding the Fees for the service provided are also available at this location. Alternatively, please do not hesitate to contact the Street Naming and Numbering Department via the following methods should you have any queries; Street Naming and Numbering, Adur & Worthing Councils, Portland House, 44 Richmond Road, Worthing BN11 1HS. Telephone Number: 01903 221479. Email: llpg@adur-worthing.gov.uk

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

Case Officer: Finlay Gardner Date: 08/10/2024

Authorised by: Louise Prew Date: 09/10/2024