Expiry Date - 10/10/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1045/24 Recommendation – APPROVE

Site: 6 Warwick Street Worthing West Sussex BN11 3DL

Proposal: External extraction system including flue

Date of site visit: 01.10.24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site comprises a modern buff brick building occupying a corner position with Warwick Street and Marine Place.

The property is currently vacant but formerly a shop /coffee shop at ground floor with ancillary accommodation above. The main shop front faces onto Warwick Street with a mainly blank elevation/window posters/vinyls on the Marine Place elevation where there is also the bin store.

The property is within the South Street Conservation area.

Proposal

The application proposes an external extraction system including a flue. The flue would be situated on the west elevation within an internal courtyard. The external system would involve 4 condensers and a flue which would terminate 1m above the flat roof of the two storey building.

The application has a supporting statement.

Relevant Planning History:

04/00365/ADV-Installation of one internally-illuminated projecting box sign above doorway on Marine Place entrance and two banner signs to first floor of Warwick street frontage- REFUSED

The proposed banner signs and the proposed internally illuminated projecting box sign, by reason of their excessive size and projection from the face of the building and their unsympathetic design, siting and method of display in relation to the first floor windows on the front elevation and the brick features on the side elevation of the building, respectively, and due to their intrusiveness within the street scene, would be detrimental to, and would not preserve or enhance, the character and appearance of the building and the

South Street Conservation Area in which it is situated. As such, the proposal is contrary to Policy B3 and B4 of the West Sussex Structure Plan 1993, Policy CH8 of the West Sussex Structure Plan 2001 - 2016 Deposit Draft and Policies BE10, BE12 and BE13 of the Worthing Local Plan 200

98/00827/ADV-Installation of two sets of externally illuminated fascia letters and one non-illuminated projecting sign- APPROVED

98/00886/FULL-Change of use of part of the first floor for storage and staff facilities in connection with ground floor shop

90/05730/ADV-INSTALLATION OF FOUR INTERNALLY ILLUMINATED

Consultations:

Adur and Worthing Councils

Environmental Health PH

A document titled “KITCHEN EXTRACT, ODOUR CONTROL, NOISE ABATEMENT AND WASTE CONTROL DETAILS” was submitted in support of the above application. I am satisfied that the proposed plans are suitable for the intended cooking. Therefore the extraction system is to be installed in accordance with that outlined in the prior mentioned document and all duct work should be fitted on anti-vibration mounts.

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM13, DM15, DM22, DM23, DM24
National Planning Policy Framework (MHCLG 2023)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to alterations to commercial premises within the Town Centre. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity **and impact on designated heritage assets**

The flue would project 1m above the flat roof the building, it would however be situated with an internal courtyard area surrounded by other buildings and roofs and although potentially taller than surrounding development, the 1m

projection above would not be visible from external public streets and would not result in harm to the Conservation Area.

Impact on the amenities of neighbouring occupiers

The site is within an established commercial area where some noise from associated activities would reasonably be expected. Whilst commercial uses generally surround the site there are dwellings in the proximity to the site with flats above some of the commercial units in Warwick Street and new flats with Marine Place. The flue would project approx. 1m above the first floor plan which shows this area as staff rooms.

Its location within a town centre, and an internal courtyard mainly surrounded by other commercial development and the details of the supported report would ensure that there would not be a detrimental impact on existing residential properties. The environmental Health officer has not raised any objections provided the extraction system is in accordance with the submitted report and fixed with anti-vibration mounts. This can be dealt with by condition.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Extract/ventilation system, including noise abatement shall be implemented in accordance with submitted KITCHEN EXTRACT, ODOUR CONTROL, NOISE ABATEMENT AND WASTE CONTROL DETAILS and all duct work should be fitted on anti-vibration mounts. The equipment shall be installed prior to the new use commencing.
4. Operation of plant and equipment shall be restricted to the hours of use of the permitted use of the associated business.

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.

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

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Case Officer:	Jackie Fox	Date: 08.10.24
Authorised by:	Louise Prew	Date: 08/10/2024