Expiry Date - 11/07/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0703/23 **Recommendation – APPROVE**

Site: **3 & 5 Cortis Avenue Worthing West Sussex BN14 7BQ**

Proposal: **Application to vary Condition 2 of previously approved AWDM/1898/19 to allow permission which shall be for the benefit of Worthing Homes Limited as the freeholder, (or any other regulated service provider) rather than Two Saints Limited, at 3 and 5 Cortis Avenue as previously varied by application AWDM/1355/22.**

Date of site visit: Previous application – 22/10/2020

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the west side of Cortis Avenue within a residential area of Worthing. The property comprises of a pair of semi-detached houses with rendered elevations, white UPVC windows and doors and a tiled pitched roof with gables to the front. The buildings are set back from the road behind a front garden and picket fence. There is no parking provision for the property.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

The property provides supported accommodation for young people leaving care. There is an office and staff room providing support for the occupants between the hours of 9am to 5pm, Monday to Friday. The accommodation provides a pathway to independence for care leavers and ongoing support to assist young people into independent living including health, housing, education and training. Residents remain in the service for 6 to 12 months to support the move to independent living. The property has been occupied as such since April 2019

Proposal

Planning permission was granted under AWDM/1898/19 for a Change of Use from Class C3(b) (residential) to Use Class (Sui Generis) and for the retention of works to No's 3 and 5 including removal of an internal wall to join No.3 and No.5 Cortis Avenue and associated internal alterations to provide 9no. bedrooms for provision of supported accommodation.

A further application AWDM/1355/22 was approved to vary condition 2 of AWDM/1898/19 to allow permission for the benefit of Worthing Homes Limited

as the freeholder, rather than Two Saints Limited following a change in ownership of the property.

This application seeks again to vary the wording of condition 2 of AWDM/1898/19 to include 'any other regulated service provider' to avoid the wording having to be changed each time there is a different service provider.

No other changes are proposed by this Variation of Condition application.

Relevant Planning History:

AWDM/1355/22 - Application to Variation Condition 2 of previously approved AWDM/1898/19 to allow permission which shall be for the benefit of Worthing Homes Limited as the freeholder, rather than Two Saints Limited. (3 and 5 Cortis Avenue) - Approved

AWDM/1898/19 - Retention of works to No's 3 and 5: Removal of an internal wall to join No. 3 and No.5 Cortis Avenue with associated internal alterations to provide 9no. bedrooms for provision of supported accommodation; Change of Use from Class C3(b) (residential) to Use Class (Sui Generis) - Approved

Consultations:

Environmental Health – No comments

Private Sector Housing – No objection on PSH grounds

WSCC Highways – West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the above application with regards to any highway safety or capacity matters.

The variation of the condition relates to the freeholder named and not the actual planning drawings or proposal. Therefore, the LHA would have no further comments to make.

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM1, DM5
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance

Planning Assessment

The principle of development had already been agreed by the previous planning applications. The proposal is for a change to the wording of Condition 2 to include to allow the freeholder (Worthing Homes) to operate the property as

supported accommodation in accordance with the permission granted under AWDM/1898/19 and in conjunction with any other regulated service provider appointed by them. The change of wording allows flexibility as to whom provides the service but retains compliance with the original permission for change of use.

The variation of condition 2 as detailed above would not have any additional impact on visual or residential amenity or affect any other material considerations assessed under the previous applications.

There is no objection to the change of wording as specified in condition 2.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. The permission shall be for the benefit of Worthing Homes Limited (as freeholders) and any other regulated service provider who is appointed by / has the contract awarded by the council to deliver the provision of services in supported accommodation in accordance with the planning permission AWDM/1898/19 (3 and 5 Cortis Avenue).
   Reason: To protect residential amenity having regard to policy DM5 of the Worthing Local Plan.

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

Case Officer: Amanda Haslett Date: 03/07/23

Authorised by: Jo Morin Date: 04.07.2023