Development Management – Delegated Officer Report

Application Number: AWDM/1072/24 Recommendation: APPROVE

Site: Union Place Car Park Union Place Worthing West Sussex

Proposal: Non-material amendment to approved AWDM/1618/23. Amendment include a reduction in the number of Live/Work Units to 4; introduction of a residents communal amenity space and gym; reconfiguration of cores including relocation of staircases; relocation of substation to carpark; loss of two EV spaces; alterations to bin and bike stores; increase in depth of Core D; alterations to fenestration design and location; addition of aluminium panels to main window design; alterations to placement of balconies at third and eight floors; alteration to design of butterfly roof-shaped buff walls; new obscure glazed windows to south facing elevation from first to fourth levels; introduction of rain screen cladding in place of brick reveals; High St elevation column changes, internal apartment layout changes and alterations to balcony railings and fencing.

Date of site visit: NA

Neighbours checked: N/A

Additional neighbour notifications: N

Proposal:

The proposal seeks the following amendments to the consented scheme:

- Reduction in the number of Live/Work Units from 6 to 4. Both units will retain residential self-contained units at first floor with a communal amenity space for residents and gym at ground floor
- reconfiguration of cores including relocation of staircases;
- relocation of substation to carpark;
- loss of two EV spaces;
- loss of cycle spaces to allow for electric bike/scooter charging;
- reduction in bin stores in Cores C and D;
- increase in depth of Core D;
- alterations to fenestration design and location;
- addition of aluminium panels to lower parts of windows;
- replacement of recessed brick areas with metal rainscreen cladding;
- removal of north facing balconies at eighth floor;
- alterations to placement of east and west balconies at third and eight floors;
- alteration to design of butterfly roof-shaped buff walls;
- new obscure glazed windows to south facing elevation from first to fourth levels
- alterations to balcony railings and fencing
- updates to brick detailing on the High Street elevation and the ground floor of the southwest corner;
- relocation of the electrical substation to a standalone structure outside the building;
- redesign of Building A and D entrances to include a small inset covered area;

- internal apartment layout reconfigurations;
- modification of Union Gardens balcony columns from recessed square column to circular expressed column; and
- roof access and smoke shaft alterations

Planning History

AWDM/1618/23: Application under Regulation 3 Construction of a mixed-use development between 4 and 11 storeys, comprising 216 residential apartments (including 20% Affordable Housing), of which 6 comprise Live/Work Units at Union Place, together with commercial ground floor space at High Street, associated residential car parking, cycle parking, communal residential gardens and vehicular access from Chatsworth Road. In addition, provision of a replacement public car park accessed from Union Place, and new public realm provision. Permitted 12 August 2024

Consultations:

Waste projects: If I understand correctly, there are now 64 bins split across three stores? This would provide a total of 35,200 litres of both refuse and recycling which is more than sufficient for the planned 216 flats.

West Sussex County Council as LHA: The Local Highway Authority (LHA) provided no highway objections to the 2023 proposals under the earlier application number AWDM/1618/23. The LHA has reviewed the latest submission and considers that the loss of 2 EV Spaces would not result in a "severe" impact in line with paragraph 115 of the National Planning Policy Framework. However, we would seek that these are re-provided if practical and possible. The proposed electric bike/scooter charging should be provided in accordance with advice within Manual for Streets 1 Section 8.2.22 which states "where is a wide variety of design options, simple and unobtrusive solutions, such as Sheffield stands, are preferred. Some bespoke designs are not so convenient, for example they may not allow both wheels to be easily locked to the stand."

Officer's response: When asked to comment on the loss of the cycle spaces the following comments were provided:

Apologies this was missed off the response. Whilst the reduction of cycle parking is disappointing given the location, from our perspective the 124 parking spaces would still meet the WSCC standards for the proposals. Is there the opportunity to provide these cycle parking spaces in the public realm or anywhere else within the site?

Fire and Rescue Service:

Evidence is required to show that all parts inside all flats are within 45 metres of the location of a fire appliance or dry riser outlet in accordance with Approved Document B (AD-B) Volume 1 B5 section 13. This is to be measured along the hose lay route,

not in a direct line or arc measurement. Any areas not within the 45- metre distance will need to be mitigated by the installation of sprinkler or water mist system complying with BS9251 or BS8458 standards. Any blocks having a dry riser installed will need to show fire appliance access to within 18 metres of the dry riser inlet and in line of site for the fire appliance operator in accordance with AD-B Volume 1 B5 section 13 para's 13.5 & 13.6. Also need to show a fire appliance will not need to reverse more than 20 metres to make their exit or reach a turning facility, in accordance with AD-B vol. 1 B5 section 13.

Officer's report: This application makes non-material changes to the scheme that are not considered to affect the fire safety elements of the scheme

Public health (environmental health):

There are no EH concerns regarding noise from the substation.

Representations

NA

Planning Assessment:

Land use

The proposal reduces the number of live/work units from 6 to 4 resulting in less ancillary commercial floorspace. The first floor will become two two-bedroom units. The ground floor is proposed as a residents' room and communal gym. It is considered there is sufficient commercial space provided across the remainder of the site.

Design and visual amenity

The proposals introduce alterations to the design of the buildings. The main changes are that the brick reveals are to be replaced with a rain screen cladding, the lower window panels will be replaced with an aluminium panel and to the northern elevation there will be an enlargement of the brick pillar elements on Union Place and the butterfly roof detail has been simplified.

The proposal is to replace the brick reveals with a rainscreen cladding which has the potential to affect the design of the building. The applicant has therefore agreed to defer consideration of the specific material until the approval of details application.

The proposals to introduce the aluminium panel are understood to be as a result of difficulties for residents cleaning lower panels and overheating.

The brick detailing on the Union Gardens and High St elevations introduces chunkier columns in place of the more slender appearance of the approved scheme. It is understood that this will enable the view of the building to differ depending on the direction walked along the street.

The butterfly detail in the central blocks has been simplified with a brick reveal rather than the approved concrete panels. This change has resulted in corresponding changes to the windows above the detailing which are reduced in size. Balconies have been moved to the east and west elevations as a result.

There are also minor alterations such as to the core entrances and balcony design. Improvements to the streetscene have been made by removing low level gates and fences to open up the cores to the street.

On the southern elevations a second row of windows has been added to two of the blocks and the previously proposed windows enlarged.

The substation building is of a modest scale and will not be visible from outside the car park.

Overall, when considered in the context of the whole development, the design changes are considered to make a non-material impact to the overall design of the development.

Residential amenity

The scheme proposes new windows at first to fourth floors in Blocks B and C. While it is noted that the Design and Access Statement notes that these will have obscure glazing, the applicant has now confirmed that they will be clear glazed. There are no residential windows in proximity of these windows which would experience overlooking and are therefore acceptable.

The substation is being moved to the car park and will be a standalone building. It will be located adjacent to the fire escape of 43 Chatsworth Road. The adjacent buildings are in commercial use and the change won't adversely affect residential amenity. An acoustic assessment has been submitted which has been reviewed by the Council's environmental health officer. They have advised that the substation will not adversely affect any neighbouring amenity or the amenity of future occupiers.

Standard of accommodation

The proposals will result in less glazing to each unit thereby reducing the amount of daylight and sunlight the units receive. The applicant has advised that this will result in only minor changes to the daylight and sunlight received.

The two units that were previously live/work units are 81 and 84 square metres which meet the nationally described space standards for two bed units.

The rotation of the secondary cores in blocks B and C has changed the layout of adjacent flats however these still meet minimum floor space standards and more of the living space will now receive natural light.

The redesigned secondary cores has also unfortunately resulted in the secondary cores having no natural light.

The new south facing windows will provide additional light to these units.

Transport and servicing

Alterations have been made to the cycle and car parking spaces. The cycle store for Core B should provide 44 spaces for the units provided but the numbers have been reduced to 36. Similarly Core D slips below the required number of spaces required by 1. There is additional capacity in Store A for 8 additional spaces. The applicant has confirmed that all residents will have access to all bike stores. It is noted that some spaces have been removed to provide space for electric bike charging facilities.

The development also results in the loss of two EV spaces. As noted above WSCC does not consider that this would result in a severe impact on the highways network.

Bin stores have been reduced in size but the Council's waste team has advised that sufficient waste capacity is provided.

Flooding

The change to the two live/work units has not resulted in any living accommodation at ground level. It is considered that there is no change in terms of vulnerable uses being located at ground level.

Conclusion
It is noted that this application proposes a number of alterations to the scheme. However, when considered in the context of the overall design it is considered that the changes are non-material and therefore acceptable.

Recommendation: That the application be approved

Drawings for approval:

GROUND FLOOR PLAN 20158_07_100 P3 02/01/2025
FIRST FLOOR PLAN 20158_07_101 P3 02/01/2025
SECOND FLOOR PLAN 20158_07_102 P3 02/01/2025
THIRD FLOOR PLAN 20158_07_103 P3 02/01/2025
FOURTH FLOOR PLAN 20158_07_104 P3 02/01/2025
FIFTH FLOOR PLAN 20158_07_105 P3 02/01/2025
SIXTH FLOOR PLAN 20158_07_106 P3 02/01/2025
SEVENTH FLOOR PLAN 20158_07_107 P3 02/01/2025
EIGHTH FLOOR PLAN 20158_07_108 P3 02/01/2025
NINTH FLOOR PLAN 20158_07_109 P3 02/01/2025
TENTH FLOOR PLAN 20158_07_110 P3 02/01/2025
ROOF PLAN 20158_07_111 P3 02/01/2025
NORTH ELEVATION A (STREET) 20158_07_200 P3 02/01/2025
NORTH ELEVATION B (STREET) 20158_07_201 P3 02/01/2025
ENTRANCE COURT ELEVATIONS (STREET) 20158_07_202 P3 02/01/2025
SOUTH ELEVATION A (GARDEN) 20158_07_203 P3 02/01/2025
SOUTH ELEVATION B (GARDEN) 20158_07_204 P3 02/01/2025

BLOCK A EAST ELEVATION (STREET) 20158_07_205 P3 02/01/2025
BLOCK A WEST ELEVATION (GARDEN) 20158_07_206 P3 02/01/2025
BLOCK B EAST ELEVATION (GARDEN) 20158_07_207 P3 02/01/2025
BLOCK B WEST ELEVATION (GARDEN) 20158_07_208 P3 02/01/2025
BLOCK C EAST ELEVATION (GARDEN) 20158_07_209 P3 02/01/2025
BLOCK C WEST ELEVATION (GARDEN) 20158_07_210 P3 02/01/2025
BLOCK D EAST ELEVATION (GARDEN) 20158_07_211 P3 02/01/2025
BLOCK D WEST ELEVATION (STREET) 20158_07_212 P3 02/01/2025
CHATSWORTH ELEVATION A (STREET) 20158_07_213 P3 02/01/2025
CHATSWORTH ELEVATION B (STREET) 20158_07_214 P3 02/01/2025
SECTION AA & BB - BLOCK B N-S 20158_07_300 P3 02/01/2025
SECTION CC - BLOCK B W-E 20158_07_301 P3 02/01/2025
BAY STUDY - BLOCK A EAST ELEVATION 20158_07_400 P3 02/01/2025
BAY STUDY - BLOCK C EAST ELEVATION FRONT 20158_07_401 P3 02/01/2025
BAY STUDY - BLOCK C EAST ELEVATION SIDE 20158_07_402 P3 02/01/2025
BAY STUDY - BLOCK C EAST ELEVATION MIDDLE 20158_07_403 P3 02/01/2025
BAY STUDY - BLOCK B UNION PLACE NORTH GATEHOUSE 20158_07_404 P3 02/01/2025
BAY STUDY - BLOCK B UNION PLACE NORTH 20158_07_405 P3 02/01/2025
BAY STUDY - BLOCK B UNION PLACE SOUTH 20158_07_406 P3 02/01/2025
BAY STUDY - BLOCK D WEST 20158_07_407 P3 02/01/2025
BAY STUDY - BLOCK D EAST 20158_07_408 P3 02/01/2025

Email From Applicant (Cladding) Dated 28 March 2025
Substation noise assessment Rev P01 18/06/2025

Original Drawings:
GROUND FLOOR PLAN 20158_07_100 P1 23.11.2023
FIRST FLOOR PLAN 20158_07_101 P1 23.11.2023
SECOND FLOOR PLAN 20158_07_102 P1 23.11.2023
THIRD FLOOR PLAN 20158_07_103 P1 23.11.2023
FOURTH FLOOR PLAN 20158_07_104 P1 23.11.2023
FIFTH FLOOR PLAN 20158_07_105 P1 23.11.2023
SIXTH FLOOR PLAN 20158_07_106 P1 23.11.2023
SEVENTH FLOOR PLAN 20158_07_107 P1 23.11.2023
EIGHTH FLOOR PLAN 20158_07_108 P1 23.11.2023
NINTH FLOOR PLAN 20158_07_109 P1 23.11.2023
TENTH FLOOR PLAN 20158_07_110 P1 23.11.2023
ROOF PLAN 20158_07_111 P1 23.11.2023
NORTH ELEVATION A (STREET) 20158_07_200 P1 23.11.2023
NORTH ELEVATION B (STREET) 20158_07_201 P1 23.11.2023
ENTRANCE COURT ELEVATIONS (STREET) 20158_07_202 P1 23.11.2023
SOUTH ELEVATION A (GARDEN) 20158_07_203 P1 23.11.2023
SOUTH ELEVATION B (GARDEN) 20158_07_204 P1 23.11.2023
BLOCK A EAST ELEVATION (STREET) 20158_07_205 P1 23.11.2023
BLOCK A WEST ELEVATION (GARDEN) 20158_07_206 P1 23.11.2023
BLOCK B EAST ELEVATION (GARDEN) 20158_07_207 P1 23.11.2023
BLOCK B WEST ELEVATION (GARDEN) 20158_07_208 P1 23.11.2023
BLOCK C EAST ELEVATION (GARDEN) 20158_07_209 P1 23.11.2023
BLOCK C WEST ELEVATION (GARDEN) 20158_07_210 P1 23.11.2023

BLOCK D EAST ELEVATION (GARDEN) 20158_07_211 P1 23.11.2023
BLOCK D WEST ELEVATION (STREET) 20158_07_212 P1 23.11.2023
CHATSWORTH ELEVATION A (STREET) 20158_07_213 P1 23.11.2023
CHATSWORTH ELEVATION B (STREET) 20158_07_214 P1 23.11.2023
SECTION AA & BB - BLOCK B N-S 20158_07_300 P1 23.11.2023
SECTION CC - BLOCK B W-E 20158_07_301 P1 23.11.2023
BAY STUDY - BLOCK A EAST ELEVATION 20158_07_400 P1
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BAY STUDY - BLOCK C EAST ELEVATION SIDE 20158_07_402 P1 23.11.2023
BAY STUDY - BLOCK C EAST ELEVATION MIDDLE 20158_07_403 P1 23.11.2023
BAY STUDY - BLOCK B UNION PLACE NORTH GATEHOUSE 20158_07_404 P1 23.11.2023
BAY STUDY - BLOCK B UNION PLACE NORTH 20158_07_405 P1 23.11.2023
BAY STUDY - BLOCK B UNION PLACE SOUTH 20158_07_406 P1 23.11.2023
BAY STUDY - BLOCK D WEST 20158_07_407 P1 23.11.2023
BAY STUDY - BLOCK D EAST 20158_07_408 P1 23.11.2023

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

Case Officer: Louise Prew Date: 26/06/2025

Authorised by: Stephen Cantwell Date: 26/06/2025