Expiry Date - 25/06/2024

# Development Control – Delegated Officer Report

**Application Number: AWDM/0547/24 Recommendation – APPROVE**

**Site: 3 - 6 Field Place Parade Worthing West Sussex BN12 6BS**

**Proposal: Refit to an existing store which includes replacement mechanical plant at the rear, new external coldrooms with a timber canopy over and enclosed within a palisade fence compound area.**

**Site Visit:** 29.05.2024

**Neighbours checked:** Y

**Additional neighbour notifications**: N

## Site and Surroundings

The application relates to the rear (south) of 3 – 6 Field Place which is floor space occupied by Co-operative food store. The two-storey U-shaped building 'Field Place Parade' is mixed-use, comprising residential use in the form of flats to the first-floor and a mix of shop units to the ground-floor. Field Place Parade is located to the south side of The Strand and accessible via The Causeway to the west. 3 – 6 Field Place includes a single-storey extension which projects from the rear of the unit. The area to the rear of Field Place Parade comprises a hardstanding with access for vehicles to either side of the building, enclosed by palisade fencing to the rear. At time of site visit, a plant/ machinery with screens either side was in-situ adjacent the single-storey extension, along with disorganised trolleys, baskets, and other equipment associated with the food store, and parked vehicles.

The surrounding area is characterised by mixed-use development of varying scales. A more prominent and similarly arranged three-storey mixed-use building 'Strand Parade' is located to the opposite side of The Strand and adjacent the site to the south is a mixed-use five-storey building with commercial use to the ground-floor and the remaining floors as flats. Other buildings in the vicinity include a blocks of flats to the east and a public house and blocks of flats to the west.

## Proposal

Permission is sought to remove the existing plant/ machinery and screens to the rear area and install a new compound enclosed by palisade fencing with gates for access.

The compound would have a footprint of approximately 12.5m x 5m and would include an area covered by a timber canopy measuring approximately

3.25m high. The purpose of the compound is to store external cold rooms and house other equipment as specified in the submitted plans.

**Relevant Planning History:**

Installation of new mechanical plant at the rear of store for refrigeration and air conditioning and colour variations to the shopfront for Co-op store approved under AWDM/0997/14, decision issued 25 Apr 2018.

Single storey extension at rear (to provide cold room and storage area) approved under WB/0246/76.

**Consultations:**

***Environmental and Public Health Officer:***

'The acoustic report is acceptable. There are no EPH objections.'

***West Sussex County Council Highways Authority:***

'The site accessed from The Causeway, an unclassified road subject to a speed restriction of 30 mph.

From inspection of the submitted plans and documents, no alterations are proposed to the existing access and parking arrangements. The proposed works would not be anticipated to give rise to a material intensification of movements to or from the site.

In summary, the LHA does not consider that this 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.'

***Private Sector Housing:***

No comment.

**Representations:** None received.

**Relevant Planning Policies**
National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
SP3 (Healthy Communities)
DM5 (Quality of the Built Environment)

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DM22 (Pollution)

**Planning Assessment**

As previously mentioned, the area to the rear (south) of Field Place Parade comprises hardstanding which accommodates stationary plant/ machinery with screens and nonstationary equipment associated with the food store. Vehicles appear to be parked sporadically within this area.

Owing to the siting of the proposed compound behind the two-storey U-shaped footprint of Field Place Parade, coupled with other features in the immediate vicinity which provide screening for the compound such as the rear palisade fencing and tall block of flats adjacent the site to the south, views of it from public vantage points would be limited and it would therefore pose no detrimental impact to the street scene. In fact, the proposed compound would appear to enhance this rear area by way of tidying/ uncluttering/ clearing the sporadic equipment and vehicles, and making it more organised and secure. A condition of planning permission has been imposed to ensure that all equipment is stored within the compound in order to mitigate the untidy keeping of this rear area.

Whilst the proposal by virtue of its utilitarian and industrial appearance may be unsightly to occupants of flats close-by which outlook the site, this is not considered to be materially overbearing or oppressive owing to the surrounding flats' elevated position in relation to the compound and the sufficient spacing between. Furthermore, in the absence of adverse comments received by consultee's, there is nothing before me which indicates that it would have a materially detrimental impact on the living conditions of surrounding residential amenity in respect to noise and disturbance; the application has been supported by a detailed acoustic impact assessment to which the Council's EPH officer has confirmed they anticipate no unacceptable noise impact as a result of, and WSCC Highways Authority confirmed that they do not anticipate material intensification of movements to or from the site. The application has also been bolstered by the acoustic report's suggestion that the compound will actually improve the sound environment compared to what exists.

The proposed compound would be conducive to the rear of a property used as a food store within a mixed-use area such as this.

**Recommendation**

**APPROVE** subject to Conditions:-

1. Drawing Numbers
2. Standard Time Limit
3. No external storage outside compound

**Informative:**

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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: Jason Albon Date: 24.06.2024

Authorised by: Jo Morin Date: 25.06.2024