Development Management – Delegated Officer Report

Application Number: AWDM/0084/25 Recommendation: Approve

Site: 22 Clifton Road, Worthing

Proposal: **Partial approval of details reserved by condition 14 (bin & cycle stores - bike store only) and full approval of details of condition 7 (Landscaping) of application AWDM/0072/21.**

Date of Site Visit: 28/10/25

Neighbours Checked: Yes

Proposal, Site and Surroundings

This application relates to the partial discharge of condition 14 relating to details of a bike store and condition 7 relating to landscaping.

The development of flats is not complete and amended details have been submitted relating to landscaping and a bike store.

The Vicarage and neighbouring St Andrews Church are Grade II-listed buildings but the site is not within a conservation area.

Site History

22 Clifton Road: AWDM/0072/21 Demolition of existing dwelling and erection of three-storey building comprising 13 affordable residential units providing temporary accommodation. (22 & 22A Clifton Road) **Approved 22/5/23**

Consultations: AWDM/0870/23 - Discharge of conditions

Highway Authority: No Objection

The LHA are satisfied with the details of the bike store.

Representations: None

Relevant Planning Policies:

Worthing Local Plan, 2020 - 2036: Including DM5 Quality of Built Environment; DM18 & DM19 Biodiversity and Green Infrastructure DM22 Pollution; DM23-24 Historic Environment
National Planning Policy Framework (CLG 2021)
Planning Practice Guidance (CLG)

Planning Assessment

The landscaping scheme has been amended to take into account the revised bin store arrangement at the front of the site. The applicant has confirmed that there is sufficient room between the bin store and the front boundary wall (which has now been re-built) and a recent site inspection confirms landscaping has been implemented in accordance with the revised details.

Discussions with the agent had encouraged the provision of railings along the church access (northern boundary) but a post and rail fence has been installed (presumably for reasons of cost). The hedge planted appears to be well established and will help to soften this boundary and therefore the installed boundary treatment is acceptable.

The bike store at the rear has been built and the LHA is satisfied that it is of the right dimensions to accommodate bikes to serve the development.

Recommendation AWDM/0084/25 - Discharge of conditions 14 (partial) and 7 - Approve.

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

Case Officer:	James Appleton	Date: 31/10/2025
Authorised:	Stephen Cantwell	Date: 31st October 2025