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3437/08-2309DS01

29 September 2023

Worthing Borough Council,
Development Management,
Economy Directorate,
Portland House,
44 Richmond Road,
Worthing,
West Sussex,
BN11 1HS

Dear Sir / Madam

TOWN & COUNTRY PLANNING ACT 1990
BROADWATER APARTMENTS, SOUTHDOWNVIEW ROAD, WORTHING, WEST SUSSEX, BN14 8NN

On behalf of our client, Broadwater Worthing Limited, we enclose an application for the following works:-

> *"proposed revision to car parking layout approved under AWDM/0554/20 to provide a consolidated single (1 x no.) refuse store".*

This online application (Ref: PP-12442074) includes the following:-

1. Application Forms together with Certificate A;
2. This Covering Letter;
3. Completed CIL Forms;
4. Application Drawings

Site Location Plan / Existing Plan	3394-D1000-rev00
Proposed Plan	3394-D2000-rev02
Proposed Plan and Elevations	3394-D2100-rev01

Payment of the requisite planning application fee of £407.00 will be made at the time of submission.

Background to Application

The application relates to the former EDF offices situated on the east side of Southdownview Road.

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The building has recently been converted into 78no residential flat units under Prior Approval NOTICE/0001/19, with associated external alterations granted under AWDM/0654/19.

An application for a Non-Material Amendment to change the bedroom mix of the residential apartments was granted under AWDM/0645/20.

Most recently, planning permission was granted on 08/04/2021 for a revision to car parking layout approved under NOTICE/0001/19 from 75no spaces to 76no spaces and provision of 2no refuse stores (AWDM/0554/20).

The Current Application Proposals

The purpose of this application is to facilitate improvement works to the existing facilities in order to ensure the functionality of the site to the benefit of all residents.

The current application seeks to amend the approved car parking layout under AWDM/0554/20 to provide a consolidated single (1 x no.) refuse store within the site instead of the 2 x no. stores previously consented.

The existing refuse store which sits within the northernmost aisle of car parking spaces at the top of the wider site would be removed, with a new single replacement facility sited in the northeastern corner of the site.

The previously approved secondary bin enclosure on the southern boundary to the car park has never been constructed, and its provision will now be incorporated as part of the new consolidated central store.

The new store will form a timber enclosure consistent with the design approach taken with the previously consented arrangement and will contain 24 x 1100 litre Eurobins reflecting the consented overall capacity.

The new store will be sited in place of an existing run of 3 x parallel car parking spaces, whilst the removal of the former northern bin store will similarly allow for the creation of 3 x replacement car parking spaces. There will therefore be no net loss of car parking.

There are no alterations required to any of the wider access or vehicular arrangements, and the general servicing will remain consistent with current arrangements.

There will also be no material changes to the site's wider landscaping and no loss of trees required to accommodate the proposals.

Full details are contained within the accompanying application drawings.

Planning Considerations

The key considerations raised by the current proposal are matters relating to parking and highway safety, the amount of overall refuse provision, and the impact on visual amenity.

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Parking and Highway Safety

As detailed on the submitted drawings, the proposals retain the total existing provision of 76no car parking spaces sited to the front, North side and rear of the newly completed apartment building.

There are no alterations required to any of the wider access arrangements, and there will be no impact on the manoeuvring of other vehicles in and out of spaces and across the site. Furthermore, the general servicing of the building will remain consistent with the current arrangements.

There will therefore be no issues raised with regard to the amended layout on highway safety grounds.

Refuse Provision

As noted above, the new consolidated bin store will better serve the development overall and will provide an overall waste capacity (24 x 1100 lite Eurobins) that is consistent with the originally consented provision.

Visual Amenity

The new refuse store at the northeastern corner will be built primarily on a pre-existing area of hardstanding associated with an area of car parking and will therefore not affect any of the nearby trees.

Given the minor nature and general siting of the proposed development, there will be no impact on public views from the street.

Overall Summary

The purpose of this application is to facilitate improvement works to the existing facilities in order to ensure the functionality of the site to the benefit of all residents.

For all of the above reasons, the proposals are considered to comply with relevant Saved Local Plan policies (WBC 2003): H18, RES7; and Worthing Core Strategy (WBC 2011): 13, 15, 16.

I trust this is sufficient to validate the application and I look forward to receiving your written acknowledgement shortly.

Yours faithfully

[redacted]

Paul O'Neill
Director

Encl