



THE WORTHING SOCIETY

Planning Department
Adur and Worthing Councils
Town Hall
Chapel Road
Worthing BN11 1HA

1 December 2025

PLANNING APPLICATION: AWDM/1345/25 - 70 BROADWATER STREET WEST, WORTHING BN14 9DE

Change of use from Use Class E to hot food takeaway (sui generis), including the erection of an extract flue, new door to north elevation and awning to front (west elevation) and other associated alterations.

ASSOCIATED PLANNING APPLICATION: AWDM/1346/25

Advertisement consent for externally illuminated fascia sign and projecting sign.

Thank you for requesting our comments in respect of the above Planning Applications regarding a change of use. The terraced building is located within the Broadwater Green Conservation Area.

I have now had the opportunity to discuss the plans with our Heritage Team and, in principle, we have no objection. There is a history of commercial usage and the building was last used as a sandwich bar. The extractor duct would not be visible and would follow the roof line at the rear. Nevertheless, we do suggest that it should be painted so that it does not stand out on the slate roof.

Whilst there is no objection to change of use, we are concerned about the signage and awning as shown in the planning statement. Looking at the plans and the elevation drawing there doesn't seem enough space above the shop front. We suggest the signage and awning should stay in the same position as per the current elevation.

Continued...../

I hope these comments are helpful.

Yours sincerely,

[Redacted Signature]

[Redacted Name]

Cc: [Redacted] - Worthing Society Heritage Team

Cc: Planning Dept, Adur & Worthing Councils