Expiry Date - 07/11/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1011/24 Recommendation – APPROVE

Site: Highdown House Yeoman Way Worthing West Sussex

Proposal: Proposed construction of new delivery & loading bay ramp from the existing car park to new external door to ground floor office and the relocation of disabled parking bays to accommodate the works.

Site Visit: N

Neighbours checked: Y

Additional neighbour notifications: Y – Re-notified due to the change in the extent of the red line to incorporate the relocation of the disabled parking bays.

Site and Surroundings

The application site relates to a large commercial building and associated car park located off Yeoman Way to the northerly side. The building is occupied by Equiniti PLC, a financial and administration services company. The building is three-stories and comprises 4 arms that branch out from the core to create a butterfly-like footprint. The front of the building (main entrance) exhibits distinctive bespoke glazing with metal framing whilst the arms consist of yellow brick with feature blue brick (mostly to ground-floor level) and glazing with a plain tiled hipped roof. The blue metal support columns and interconnected louvre canopies above the ground-floor and first-floor fenestration to the side walls of the arms and the bespoke glazing with metal framing to the rear walls of the arms are also distinctive features of the building. Fronting the building is a large car park which, according to the submitted details within the application, comprises of 352 parking bays including 6 disabled parking bays. Amongst the hard landscaping are pockets of soft landscaping including trees and shrubberies, especially to the edges of the car park. The land shares boundaries with David Lloyd leisure facility to the north, Worthing Ambulance Station to the south-east, and the residential properties residing on the east side of Robin Road to the west. To the opposite side of Yeoman Way is Southern House (occupied by Southern Water) which exhibits the same character of building along with a similar large car park.

The surrounding area is mixed use with residential property encompassing this area of commercial property.

Proposal

Permission is sought to install a delivery and loading bay with ramp from the car park to serve a new external door to ground floor office. The development would take place to the southerly side of the westerly arm of the building (west of the main entrance to the building). As advised by the agent, the driver for the development is so the postal service from Lancing to Worthing is centralised and contained in one premises.

The concrete ramp would mirror the existing ramp which serves the front entrance of the building (approximately 2134mm wide) and would rise at a steady gradient for approximately 6000mm until phasing into the concrete level platform. The level platform would be at a height of approximately 500mm and would allow for level access and egress into the buildings ground-floor. The level platform would measure approximately 3800mm x 4300mm, extending to align with the westerly-most building line. The ramp and platform would be enclosed on all exposed edges by a 900mm high blue powdercoat keyclamp guardrail with secondary rail at mid-section. The walls of the development would be completed in blue brick to match what exists. The section of gate for loading/ unloading vehicles at the level platform would measure 1.8m wide and be finished in a yellow powdercoat. 2no. windows to the building would be replaced to accommodate the new steel delivery doors, with the top panels of the doors finished in glazing. A car park traffic management barrier would be installed adjacent the development and be down for when loading/ unloading deliveries.

The development would replace three existing disabled parking bays which would be re-located close-by along with an additional space in lieu of regular sized parking spaces.

Relevant Planning History:

History at the application property comprises:

- **WB/1248/87 -** Outline application for office development comprising 200,000 square feet to be in three phases together with 630 car parking spaces and ancillary works - APPROVED
- **WB/589/88 -** Development of site with 60,000 square feet of offices (Class B1), three-storeys in height; together with 203 car parking spaces (Part approval) of reserved matters subsequent to outline consent WB/1248/87) – APPROVED
- **91/05947/OUT -** Land junction of romany road yeoman road outline application for office development with parking for 428 cars – APPROVED
- **WB/91/0590 -** Outline application for office (Class B1) development with parking for 428 cars – APPROVED
- **95/05891/OUT -** land junction of romany road yeoman road outline application for proposed office development with 428 car parking spaces and associated site works – APPROVED

- **WB/95/0459 -** Outline application for proposed office development with 428 car parking spaces and associated site works – APPROVED
- **99/00164/ADV -** Installation of one non - illuminated free standing advertisement hoarding – APPROVED
- **01/00584/ADV -** Application to renew consent for the display of a non-illuminated, free standing advertisement hoarding. (Retrospective). – APPROVED
- **03/00686/FULL -** Proposed screening to part of north elevation of existing building to replicate solar panels on south elevation. – APPROVED
- **08/0417/FULL -** Provision of new plant compound rear of Highdown House. – APPROVED

Consultations: None undertaken.

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)
DM5 (Quality of the Built Environment)

Planning Assessment

The development would be sited a good distance from the nearest area of street scene along Yeoman Way where the car park begins. Views of the development from this area would mostly not be possible/ be sufficiently obscured by the aforementioned trees and shrubberies within the car park. The development would add bulk to the building but this would be to a modest degree in the context of the scale of the building. The development would reasonably sympathise with the existing features of the building in view that the materials and colours proposed would be matching. The development would not appear out of keeping owing to its respectful design, layout, and proportion in the context of the building.

A pocket of soft landscaping including some shrubberies located adjacent the existing disabled bays to the west would also be removed to accommodate the development. Whilst this area offers some visual relief to what is an area dominated by stark hard landscaping, this vegetation has no particular visual merit and its loss would not be so harmful to warrant the development unacceptable on these grounds. Following discussions with the agent in respect to the relocation of the disabled parking bays, their siting was agreed to ensure that no further vegetation or any trees were lost as a consequence.

The development would be located a significant distance from residential property, the closest of which are located beyond the westerly edge of the car park behind a tall fence and tree line some approximately 65m away. The effects on residential amenity are therefore negligible.

The parking spaces within the car park would be reduced from 352 to 347, which amounts to a net loss of 5 spaces. It has been demonstrated within the submitted proposed car park plan that the three disabled parking bays would be suitably relocated within the car park, with the inclusion of an additional disabled parking bay, in lieu of 6 regular space. The car park offers ample parking and the loss of 5 spaces is not anticipated to materially impact the existing situation. The addition of another disabled parking bay is supported as it would positively contribute to facilitating the needs of those who suffer with disability. No material intensification of movements to or from the site is anticipated.

In view of the above, the proposal is considered acceptable.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard Time Limit
3. Materials

Informative:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 06.11.2024

Authorised by: Jo Morin Date: 07.11.2024