Expiry Date - 03/09/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0905/25 **Recommendation – APPROVE**

Site: **First Floor Office 15 South Farm Road Gaisford Worthing**

Proposal: **Change of use of first floor from office (Use Class Eg) to residential flat (Use Class C3)**

Site and Surroundings

The application relates to a corner terraced shop with offices above on the corner of South Farm Road and Orme Road.

The property is white/cream rendered and is an older style building with a glazed shop front at ground floor and windows above to the east and south elevations. The property is currently empty.

The site is within a medium scale local centre. There is a mix of commercial units to the north and south of the site and residential in the surrounding street of varying sizes and ages.

Proposal

The application, which has been amended since originally submitted, proposes the change of use of the first floor offices to residential. The application proposes a studio flat accessed from the rear entrance off Orme Road.

The unit is shown as a bedroom/living with separate kitchen with shower and wc off the kitchen. The unit would be 37.4sqm.

A noise impact assessment was submitted in connection with the application.

Relevant Planning History:

None

Consultations:

West Sussex County Council – Highways

This application seeks the change of use of first floor from office (Use Class E(g)) to residential flat (Use Class C3). The site is located on South Farm Road, a C-classified road subject to a speed restriction of 30 mph.

No vehicular access is associated with this site, whilst pedestrian access will utilise existing arrangements. The LHA does not anticipate that the proposals would give rise to a material intensification of movements to or from the site.
No vehicular parking is proposed – as such, vehicular parking would have to be accommodated on-street, as per the existing arrangement. The LHA does not anticipate that this would give rise to a highway safety concern or parking capacity issue in this location, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.
The site is situated in a highly sustainable location within walking/cycle distance of local services, amenities and public transport links. Cycling is a viable option in the area, and provision for secure cycle storage has been demonstrated in the plans.
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 116), and that there are no transport grounds to resist the proposal.

Southern Water-

If the applicant is proposing to utilise the existing connection, Southern Water will have no objections to the proposed works. If not, Southern Water will require a formal application for a connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service: https://developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: https://www.southernwater.co.uk/developing-building/connection-charging-arrangements
We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

Adur and Worthing Council:

Environmental Health:

Public Health

Originally raised concerns over potential for noise and suggested a condition.

Noise and vibration from the adjacent railway will need to be measured and assessed against standards to establish the potential for loss of amenities. I would request that a condition be attached to any permission granted and I would suggest the following possible wording for this.

"Construction work shall not commence until a scheme for protecting the proposed noise sensitive development from noise and vibration from the railway has been submitted to and approved by the local planning authority. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied and the scheme shall have regard to the principles contained within the World Health Organisation community noise guidelines and achieve the indoor ambient noise levels for dwellings specified in BS8233:2014. Following approval and completion of the scheme, a competent person employed by the developer shall undertake a test to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential unit from noise.

- The sound insulation of the floor/ceiling between the ground and first floor shall achieve a minimum airborne sound insulation value of 50dB (DnTw + Ctr dB). Before the residential unit is occupied a test shall be undertaken to demonstrate compliance with this level.

The applicants choose to submit a noise impact assessment prior to determination.

Updated comments:

A noise impact assessment (Report:J4095, dated:28/10/2025) was submitted in support of the planning application (AWDM/0905/25). All work is to be undertaken in accordance with the mitigation measures outlined in Section 4 of the prior mentioned report. Please note that should mechanical ventilation be chosen, the units are to be acoustically treated. The noise level of any ventilation units when in use should not exceed the levels specified in BS8233:2014 and all duct work should be fitted on anti-vibration mounts. Following completion of the scheme, a test shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential unit from noise.

I am satisfied that the report has shown that the minimum airborne sound insulation value of 50dB has been met and I recommend the discharge of the relevant condition.

Drainage Consultant WSP

Following a review of the submitted information, we have no objection on surface water grounds.
Due to the site, size, location, and type of development **we would recommend the approval of the application** with the following condition attached:
Condition 1: Prior to the first use of the development a Flood Risk Emergency Plan shall be submitted to and approved in writing by the Local Planning Authority. The Flood Evacuation Plan should be created in line with ‘Flood risk emergency plans for new development’ as produced by ADEPT and EA and demonstrate safe access and egress in accordance with NPPF.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policies of Worthing Borough Council.

Representations:

None

Relevant Planning Policies

National Planning Policy Framework
National Planning Practice Guidance

Worthing Local plan 2023
DM1 HOUSING MIX
DM2 - DENSITY
DM5 - QUALITY OF THE BUILT ENVIRONMENT
DM6- PUBLIC REALM
DM13 RETAIL AND TOWN CENTRE USES
DM16 - SUSTAINABLE DESIGN
DM22 - POLLUTION

Planning Assessment

Principle

The creation of flats is acceptable in principle in this sustainable location, policy DM13 at part f indicates:

Upper Floor Uses

f) The efficient and effective use of the upper floors that add to the vitality and viability of centres will be encouraged subject to:
i) the proposed use of the upper floor will not undermine the viability of the unit on the ground floor particularly those retail uses;
ii) consideration will be given to the nature of the use, its appropriateness to the centre in which it is proposed, hours of operation, intensity of use and impact on nearby uses.

The property lies in the South Farm Road medium scale local Centre. The Centre has a range of units including vacant units. The ground floor is currently under let for a commercial use. The ground floor has its own entrance and facilities and the proposal would not impact on the viability of this ground floor unit. Residential is considered an appropriate use in this mixed commercial and residential area.

Visual Amenity

The property comprises a corner first floor of a terraced property.

The application does not involve any external alterations and the property appears to have been recently refurbished. Its use for residential would not impact on the character of the area.

Residential Amenity

Future Occupants

The application involves minimal intervention to create the studio apartment.

The unit at 37.4sqm just complies with the minimum standards for residential accommodation as set out within the Technical housing standards- nationally described space standards of 37sqm for 1b, 1p with shower. The unit has storage and a bed space of 7.5sqm. There are windows to the east and south elevation providing a good standard of light to the property. There is space within the lobby area to provide bin and potential cycle storage.

The application was amended to create a separate kitchen from the living space.

The site lies on a main road within close proximity of the railway line. Environmental health (PH) requested a noise report regarding noise and vibration from the railway and insulation between floors.

The details were submitted and Environmental Health are satisfied with the details subject to their implementation in accordance with the report and testing.

Neighbour amenity

The floor plans suggest that the first floor of the adjoining units 17 and 19 South Farm Road are already in residential use. There would be no impact on these properties from the proposed change of use of the first floor of No 15 especially as it has its own independent access.

Flooding

The site is within an area of medium surface water risk. WSP have assessed the information and have requested a condition to provide a flood evacuation plan.

CIL

The proposal is liable to CIL

Recommendation

APPROVE subject to Conditions:-

Expiry Date - 03/09/2025

1. Approved Plans
2. In accordance with the Noise and vibration report and submission of testing
3. Hours of construction
4. Flood evacuation plan

Informative

1. 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..
2. New Address
3. Formal application to Southern Water for connection to sewerage system
4 CIL

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

Case Officer: Jackie Fox Date: 18.11.25

Authorised by: Peter Barnett Date: 19 November 2025