



LEWIS & CO

**PLANNING, DESIGN AND
ACCESS STATEMENT**

97-99 MONTAGUE STREET, WORTHING, BN11 3BN

ON BEHALF OF MORETONS
INVESTMENTS LTD



Client: MORETONS INVESTMENTS LTD.

Site Location: 97-99 MONTAGUE STREET, WORTHING, BN11 3BN

Job History:

Version	Date	Author	Checked	Notes
V1	18/05/2026	ZD	SB	
Final	26/05/2026	ZD	SB	



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1.0 INTRODUCTION AND SUMMARY

- 1.1 This statement is submitted on behalf of Moretons Investments in support of the application for full planning permission for an extract flue, and other associated alterations at 97-99 Montague Street, Worthing.
- 1.2 The site comprises a 2-storey Class E Use building on the southern side of Montague Street. The host building is a detached building (other than 95 Montague Street which is partly attached and is a retail shop). Montague Street is a main shopping street, and there are also residential uses in neighbouring buildings to the west (along Prospect Place), and elsewhere along Montague Street.
- 1.3 The proposed development exclusively relates to the additional of an extract flue to the westernmost element of the building. There remains a live application relating to the construction of a penthouse at the site.
- 1.4 This statement demonstrates that the proposals meet relevant planning policy requirements with regard to principle, design, highways and neighbouring impact and that planning permission should be granted.
- 1.5 Further information is provided within the submitted drawings and supporting documents. This Statement addresses the proposed development, site and surrounding area and compliance with relevant local and national planning policies and guidance. Analysis is provided on:
- The site and area (Section Two)
 - Planning history (Section Three)
 - Development proposals (Section Four)
 - Planning policy context (Section Five)
 - Planning, Design and Access Assessment (Section Six – *including Design and Access Statement requirements*)
- 1.6 This statement demonstrates that:



- The principle of development is acceptable as the proposal represents sustainable development and will support the successful function of the locality as a District centre.
- The proposed works will not result in harm to the setting of the Montague Street Conservation Area; and
- The development will not cause material harm to neighbouring residents and uses.



2.0 APPLICATION SITE & SURROUNDING AREA

- 2.1. The application site comprises a Class E Use building on the southern side of Montague Street.



Above: Application site (site edged in red).

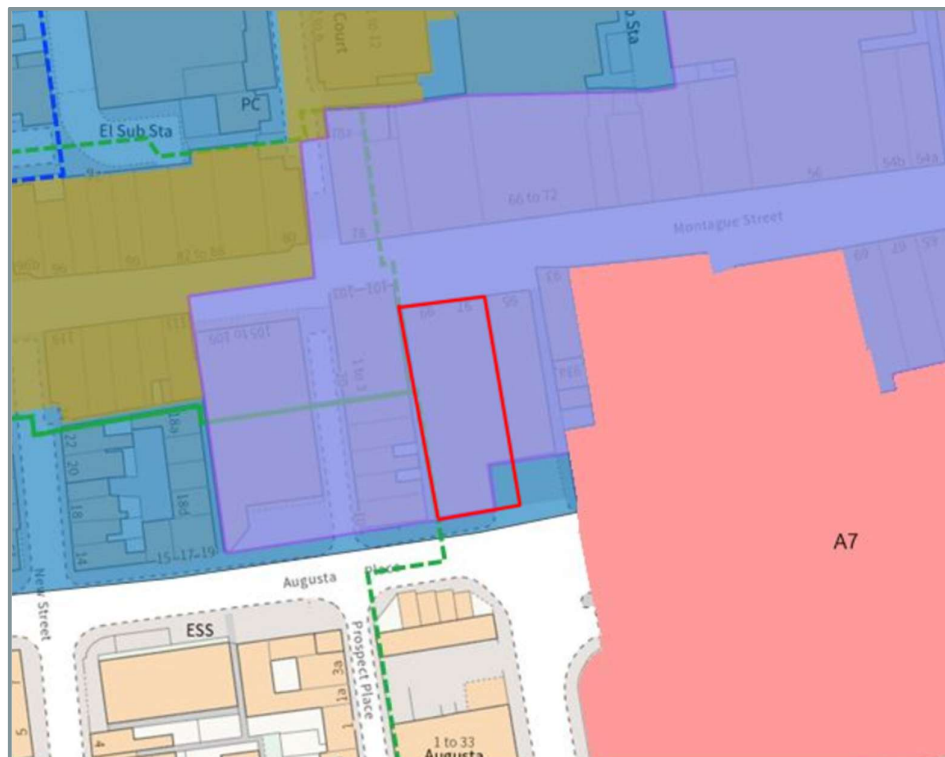
- 2.2. There are residential uses in the neighbouring buildings to the west (along Prospect Place), and elsewhere along Montague Street.



The site (shaded red) and adjacent building



- 2.3. The site is in a mixed-use area within central Worthing. The building to the west of the site is in residential use. The building to the east is used as a stationary shop with storage/office above.
- 2.4. The location of the site is ideal for residential accommodation. The location is highly sustainable and occupiers would benefit from the excellent sustainable transport connections within the immediate locality.
- 2.5. Review of the policy allocations for the site reveal it is sited within the built-up area boundary, along a primary shopping frontage, and town centre character area. It should also be noted the site is adjacent to the boundary of two conservation areas.



Above: Extract from the Local Plan Policies Map. Site edged in red



Above: Site's location adjacent to the Montague Street Conservation Area (conservation area is edged green)



Above: Site's location adjacent to the Marine Parade and Hinterland Conservation Area



3.0 PLANNING HISTORY

- 3.1 From review of the Council's online planning register, we consider the following applications relevant to the consideration at hand.

Reference	Description	Outcome
AWDM/0882/25	Installation of new shopfront including removal of lobby	Approved 16 th September 2025
AWDM/0884/25	Alterations to rear fenestration including new doors to rear of building	Approved 16 th September 2025
NOTICE/0015/25	Application for Prior Approval for Proposed change of use from retail (Use Class E) to four residential units (Use Class C3).	Granted. 10 th September 2025
AWDM/1272/25	Installation of extractor including external ducting to rear	Withdrawn 7 th January 2026
AWDM/1279/25	Erection of additional storey for the creation of four self-contained residential units (Use Class C3) with terraces and screening	Live.

- 3.2 The development proposal aligns with these applications and does not prejudice the implementation of these previous applications. Specific attention has been paid to the specification of the extract and flue materials to ensure there is no potential for impact on nearby occupiers by way of noise or disturbance.
- 3.3 Application **AWDM/1272/25** was withdrawn, owing to concern of impact on **AWDM/1279/25** (for the construction of an additional storey). As such, the application at hand provides more details surrounding potential noise, vibration and odour mitigation as to resolve these concerns.



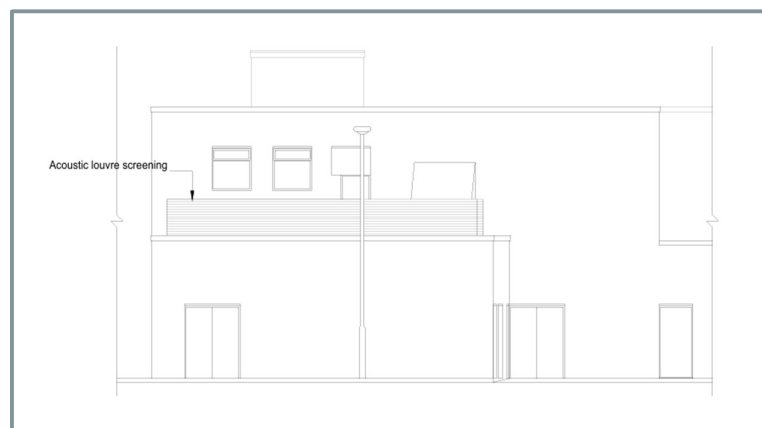
4.0 PROPOSED DEVELOPMENT

- 4.1 Planning permission is sought for the construction of an extract flue, and other associated alterations.



Above: Location Plan

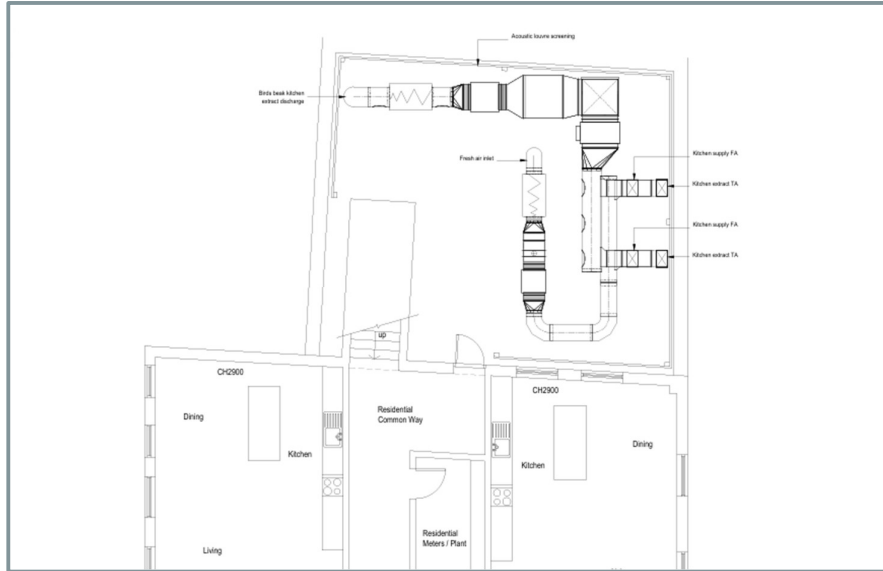
- 4.2 The proposed flue is sited to the rear of the building. The equipment itself will not be visible from the public realm due to timber acoustic screening to reduce potential for impact. The selection of materials aligns with the host building and its locality.



Above: Proposed elevation



- 4.3 The submitted details make it clear that the flue and associated works will not result in any harm to nearby occupiers. Screening is proposed which removes both potential for visual impact, but also acoustic leakage.



Above: Proposed floor plan excerpt

- 4.4 Full existing and proposed plans by BPM are submitted with this application.



5.0 RELEVANT PLANNING POLICIES

5.1 The adopted Local Development Plan is formed of the Worthing Local Plan 2023, and the National Planning Policy Framework (December 2024).

5.2 Relevant policies and guidance are summarised below.

Worthing Local Plan 2023

5.3 The following policies of the *Worthing Local Plan 2023* are relevant to this application.

5.4 Policy SS1 (Spatial Strategy) seeks to increase housing delivery on small sites and regenerate the town centre, whilst also protecting employment uses and local services.

5.5 Policy SS3 (Town Centre) aims to improve and increase the mix of uses in the Town Centre area “through more efficient use of existing sites”.

5.6 Policy DM5 (Quality of the Built Environment) requires new development to respect, preserve and enhance heritage assets, make a positive contribution to the sense of place and local character of the area and create safe conditions for users of the site through layout and design.

5.7 Policy DM13 (Retail and Town Centre Uses) provides a series of policy objectives for development proposals within the Town Centre, including maintaining a predominance of retail units and supporting the viability and vitality of the town centre. The policy confirms that changes of use within District centres are to be carefully controlled to ensure they support the successful functioning of the centre and its ability to meet local needs.

5.8 Policy DM23 (Strategic Approach to the Historic Environment) requires the conservation and enhancement of historic areas of the town.

5.9 Policy DM24 (The Historic Environment) states that planning permission will be granted for replacement shopfronts where they are of appropriate design and materials



National Planning Policy Framework

- 5.13 The National Planning Policy Framework (NPPF) (December 2024) sets out the Government's most up-to-date policies against which all Development Plans should be prepared, and planning applications/appeals assessed. It is a material consideration carrying substantial weight.



6.0 PLANNING, DESIGN AND ACCESS ASSESSMENT

- 6.1 The key material planning, and design and access considerations relevant to this proposal are considered hereafter.

Principle and Amount

- 6.2 The site is within the built-up area boundary of Worthing, within a town centre close to a wide variety of existing shops, services and bus routes as well as walking distance from employment opportunities and other facilities including Worthing railway station.
- 6.3 The proposals are in close compliance with the spatial strategy within the Worthing Local Plan. Policy SS1 of the Local Plan particularly seeks to provide for the needs of the local communities.
- 6.4 Policy DM13 (Retail and Town Centre Uses) sets out sub-criteria which development proposals should comply to as to ensure they support the successful functioning of the centres and their ability to meet local needs.
- 6.5 The site is located within Worthing Town Centre, and as such, Spatial Policy SS3 is relevant to the proposal at hand. The policy sets out how proposals will be considered within Primary Shopping Areas. This application does not seek to change the use of the site, but rather, improve the marketability of the unit to allow potential occupation by non-retail uses.
- 6.6 The sub-criteria of the policy relevant to all centres are set out below in italics, which the justification set out thereafter:

1. *Make a positive contribution to the vitality, viability and diversity of the centre;*

- 6.7 The proposal supports the marketability of the Use Class E unit. Which therein improves the vitality of the locality, improving its ongoing vitality. The application site has been marketed for over a year, without any formal offers. It



is considered that the installation of an extract has the potential to support the vitality, viability and character of the shopping area.

2. *Not unacceptably impact on daytime footfall;*

6.8 Given the application proposes no change to the use outside of Class E of the property, and relates to physical works alone there is no change to footfall.

iii) *Maintain a strong role for the centre in providing a varied range of Worthing Town Centre convenience goods and meeting other day-to-day needs;*

6.9 Not applicable.

iv) *Positively restore and/or enhance the character and appearance of the frontage;*

6.10 The frontage is retained as existing, which was improved and enhanced under previous applications. The visual envelope of the frontage will remain as existing, which results in no change to the character and appearance of the frontage.

v) *Maintain the continuity of active frontages;*

6.11 As above, the frontage will remain of an active nature. The introduction of an extract is considered to improve the potential options for occupation of the unit. This therein provides the opportunity for an enhanced active frontage.

vi) *Be of a scale and type of use appropriate to the size and function of the centre, or part of the centre concerned;*

6.12 Not applicable.



vii) Ensure that any proposal will cause no significant adverse effects for the occupiers of neighbouring properties;

6.13 This application should be read in conjunction with the submitted extraction details, which are designed to remove any adverse impacts upon neighbouring occupiers. Please see submitted details which confirm this.

viii) Ensure that that there will be no severe negative impact on existing parking arrangements;

6.14 The proposal will have no impact upon parking arrangements.

ix) Retain or re-provides ancillary facilities within individual premises, (such loading, storage, staff or administrative facilities), unless it is demonstrated that these are no longer necessary for appropriate future use of the premises;

6.15 Not applicable. The site retains all necessary facilities.

x) Result in an over concentration of uses such as takeaways and other Establishments and takeaways together with closed and inactive street frontages. The Council will consider the role of the centre within which the proposal is located and other such as the numbers of existing similar uses within the frontage and any existing or potential issues. Permission will not be granted where harm to the vitality and viability of the centre, or the amenity of local residents and businesses, cannot be adequately mitigated;

6.16 The development proposal does not include a change of use.

xi) Require conditions to be applied to any new development where it is relevant and appropriate to do so, in order to control the proposed uses and allow for a managed approach to future proposals for change of use in line with the Council's aspirations and strategies for the area.



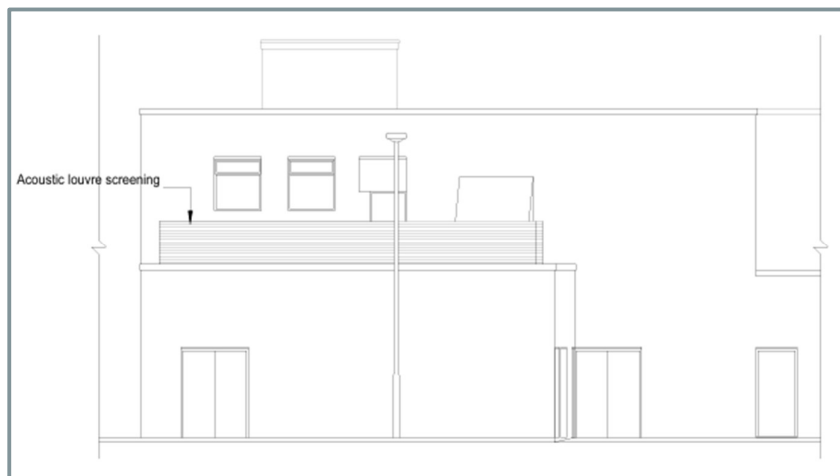
- 6.17 There are no conditions which we feel would be required to control the proposal, however we are open to correspondence with the LPA to discuss this.
- 6.18 The principle of development is clearly acceptable and does not give rise to any harm to nearby residential or commercial occupiers. The improvement to the unit and the resultant potential occupation of the site can support the vitality, viability and character of the area.

Use and Layout

- 6.19 The application does not propose a change of use to the building, whilst clearly, this will be required to improve the marketability and vitality of the site, the application at hand exclusively relates to the physical intervention.
- 6.20 All changes to the layout of the site relate exclusively to the construction of the rear flue. This does not impact the layout of the existing building.

Scale and Impact

- 6.21 Due to the nature of nearby built form, there will be no views of the proposed kitchen extract from the high street. Nevertheless, to avoid concerns regarding scale, the decision has been made to design the extract to 'follow' the roof line, rather than protrude upwards. This means that there will be reduced views of this from the public realm.



Above: Proposed Elevation



- 6.22 The proposed extract is of an appropriate and sympathetic form which does not result in any harmful overbearing impact to nearby occupiers. Details of the proposed plant system have been submitted to evidence this.

Appearance

- 6.23 The proposed extract will not be visible from the public realm, due to intervening built form, proposed screening and boundary treatment. The proposal takes into account the varied character and palette of materials in the area.
- 6.24 The extract is painted to visually respond to the existing building, allowing it to 'blend in' with the roof when viewed from above. Timber acoustic fencing is proposed to further reduce potential for visual impact.

Residential Amenity

- 6.25 The proposed development will not result in any harm to nearby occupiers. Careful attention has been paid to the specification of the extract, and the potential for noise, disturbance and impact upon nearby occupiers. Further, a Noise Impact Assessment has been carried out which has been complied with. These documents, and specification documents, are submitted as part of the application.

Heritage

- 6.26 The application site runs adjacent to the boundary of the Montague Street Conservation Area and the Marine Parade and Hinterland Conservation Area.
- 6.27 For the Montague Street Conservation Area, the proposed extract will not be particularly visible owing to the fact that the views of the site are only possible from the rear.



Above: view of the site looking towards the conservation area. Site is partly obscured by other buildings, and new top storey will be set back 3 metres from the front façade



Above: view of the site looking from the conservation area. Site is partly obscured by other buildings, and new top storey will be set back 3 metres from the front façade

- 6.19 For the Marine Parade and Hinterland Conservation Area, longer views of the site are possible, and so the proposed extract could be visible. Due to the low height of the extract, and the proposed screening, there will be no views of the extract. As to improve the rear elevation, and to screen potential noise, a short acoustic louvre screen is proposed. As can be seen from relevant view points below, the extract will resonate with the rest of the building, and roofscape. This resolves any concern of harm to the Conservation Area.



7.0 CONCLUSIONS

- 7.1 The proposed development is for the construction of an extract flue, and other associated alterations at 97-99 Montague Street, Worthing
- 7.2 The proposed development is supported by local planning policy. The development is of a minor scale, and supports the ongoing marketing of the unit by improving opportunities for occupation. As set out in the submitted details, the development will not result in harm to the residential amenities of neighbouring occupiers. The scheme preserves the setting of both neighbouring conservation areas.
- 7.3 The proposed development is therefore considered acceptable in principle, satisfies all material planning considerations and previous concerns. In the light of this, the Council are requested to grant planning permission without undue delay.

Lewis and Co Planning

May 2026