Development Management – Delegated Officer Report

Application Number: AWDM/1235/26 **Recommendation: Approve**

Site: Unit 7 - 11 Montague Street, Worthing, West Sussex BN11 3AX

Proposal: Non-material amendment to approved application AWDM/0830/26 to alter the design to two separate cabinets

Date of Site Visit: Visited for full application

Neighbours Checked: **N/A**

Additional neighbour notification: **N/A**

Proposal, Site and Surroundings:

The proposal includes a revised design to the cabinet to separate the bleed kit and defibrillator into their own cabinets.

The site is located on the southern side of Montague St within the shops of the Arcade Buildings. The ground floor unit is occupied by Nationwide bank.

The building is on the Council's local interest list and the site is within South St Conservation Area.

Planning History:

AWDM/0830/26: Installation of external combined defibrillator and bleed kit cabinet. Granted 07/09/2026

Consultations:
None

Representations

N/A

Planning Assessment

Section 96A of the Act allows a non-material amendment to be made to an existing planning permission via an application procedure. There is no statutory definition of 'non-material'. This is because it is dependent on the context of a particular scheme – what may be non-material in one context may be material in another. In order to

grant an application a local planning authority must be satisfied that the amendments sought are non-material. s96A also allows for changes to conditions:

Power to make non-material changes to planning permission

(1)A local planning authority ... may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material.

(2) In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.

(3) The power conferred by subsection (1) includes power—

(a)to impose new conditions;

(b)to remove or alter existing conditions.

The proposal modifies the design of the cabinet so that two separate cabinets are proposed. This is to discourage misuse. The cabinets are of a similar scale and design and are in the same location. The changes are not considered material.

Recommendation

APPROVE the non-material amendments in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise Drawing Nos:

PROPOSED FRONT ELEVATION PR.01.E1 Rev A
EXISTING FRONT ELEVATION EX.01.E1
PLANNING STATEMENT
DEFIBRILLATOR AND BLEED KIT VISUAL
ST JOHN AMBULANCE DESIGN RECOMMENDATION LETTER

…….. existing planning permission AWDM/0830/26 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing Nos:

EXISTING FRONT ELEVATION EX.01.E1
PROPOSED FRONT ELEVATION PR.01.E1
ST JOHNS AMBULANCE AED & BLEED CABINET DETAILS
PLANNING STATEMENT
DUAL BLEED DEFIB SIGNAGE

Case Officer: Louise Prew Date: 18/11/2026

Authorised by: Jo Morin Date: 18.11.2026