

Development Management – Delegated Officer Report

Application Number: AWDM/0543/26 **Recommendation:** – APPROVE

Site: 56 Montague Street Worthing West Sussex BN11 3HE

Proposal: Installation of air handling/plant units on roof

Date of Site Visit: 16/06/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site is located on the top of the building and relates to the ground floor and residential uses below. The building is located within Worthing town centre within the Montague Street character area. The building is not listed, located within a conservation area nor are there any TPOs on the site.

Proposal

The application relates to the introduction of some additional plant to the roof of 56 Montague Street. The plant would consist of 8 condenser units and a single air handling unit. To the northern aspect of the plant there is proposed to be an acoustic screen shielding the plant from the converted upper floors of the unit and silencers fitted to the air handling unit to a length of 600mm.

Relevant Planning History:

NOTICE/0003/24 - Application for permitted development for prior approval for change of part first floor from Class E to four residential dwellings (Class C3) (part ground floors for access only)

STATUS: Prior Approval Required and Granted 18th July 2024.

NOTICE/0004/24 - Application for permitted development for prior approval for change of part first floor from Class E to three residential dwellings (Class C3) (part ground for access only)

STATUS: Prior Approval Required and Granted 18th July 2024.

NOTICE/0005/24 - Application for permitted development for prior approval for change of part first floor from Class E to 3 residential dwellings (Class C3) (part ground floor for access only)

STATUS: Prior Approval Required and Granted 9th August 2024.

NOTICE/0006/24 - Application for permitted development for prior approval for change of third floor from Class E to 3 residential dwellings (Class C3) (part ground, 1st and 2nd floors for access only)

STATUS: Prior Approval Required and Granted 9th August 2024.

NOTICE/0008/24 - Application for permitted development for prior approval for change of part first floor from Class E to 8 residential dwellings (Class C3) (part ground floor for access only)

STATUS: Prior Approval Required and Granted 18th July 2024.

NOTICE/0009/24 - Application for permitted development for prior approval for change of second floor from Class E to 11 residential units (Class C3) (part ground and first floors for access only)

STATUS: Prior Approval Required and Granted 18th July 2024.

AWDM/0182/26 - Shopfront alteration to align entrance doors to shopfront glazing. Installation of fire exit doors to side (west) and rear (North) elevations

STATUS: Application Permitted 25th June 2026.

AWDM/0542/26 - Advertisement consent for internally illuminated fascia sign, internally illuminated projecting sign; keyline illumination to front elevation, and internally illuminated sign at rear for deliveries

STATUS: Application Permitted 1st July 2026.

Consultations

Environmental Protection, Environmental Health & Licensing

There are no EH objections in principle.

The acoustic report recommends that the air handling unit be fitted with a silencer. Please can this be conditioned.

Following the relocation of the plant a re-consultation was undertaken:

I have no concerns. Subject to the silencer being fitted, as previously stated.

Neighbour Representations

None

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM13

National Planning Policy Framework (MHCLG 2026)

National Planning Practice Guidance

Planning Assessment:

Principle

There is no objection to works to commercial buildings within the built-up area therefore the development is acceptable in principle. The main issues in the determination of this application relate to the impact on visual amenity and on the amenities of neighbouring occupiers.

Visual Amenity

Due to the location of the proposed plant on the roof it would not be visible in public views from outside the site. Plant is commonplace within the vicinity of the site; there are a number of buildings with plant on the roof within the locality.

Residential Amenity

The main impact to residential amenity would be arising from noise. The plant enclosure (acoustic fencing to the north of the plant) is located approximately 12 metres south of the nearest residential sensitive receptors which have been approved via the prior approval method, beyond that it would be the properties to the rear located over 50m away.

The applicant submitted a Noise Impact Assessment which has been reviewed by the Council's environmental health officer. No objection was raised, and it is therefore considered there would not be a discernible impact on neighbouring residents. This is subject to the installation of the silencers to the plant units. This is therefore conditioned as part of the approval of this application.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. Silencers to be fitted

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: Finlay Gardner Date: 08/09/2026

Authorised by: Louise Prew Date: 10/09/2026