Expiry Date - 01/09/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0882/25 **Recommendation – APPROVE**

Site: **97 - 99 Montague Street Worthing West Sussex BN11 3BN**

Proposal: **Installation of new shopfront including removal of lobby**

Date of site visit: 22/07/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the southern side of Montague Street in Worthing. The property is two storeys in height with commercial on the ground floor with associated offices above. The original use of the site was a commercial unit until it fell vacant.

The site is located within the boundary of Worthing town centre. The site is within the Montague Centre character area and forms part of the primary shopping frontage.

Proposal

The application relates to the alterations to the frontage with the removal of the entrance lobby. The shopfront alteration seeks to provide two access points with a new glazed shopfront with aluminium framing.

Relevant Planning History:
NOTICE/0015/25 - Application for Prior Approval for Proposed change of use from retail (Use Class E) to four residential units (Use Class C3). Approval required and granted.

AWDM/088425 – Alterations to rear fenestration including new doors to rear of building. Permitted

Consultations
None

Representations
None received

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5, DM6, DM13
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

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Planning Assessment

The proposal is to divide the shopfront in two removing the lobby and providing entrances on either side of the building, The retention of the entrance lobby is a feature which the Council seeks to protect. The council strives to include recessed lobbies on shopfronts in order to provide interest and variety in the street scene, by preventing long monotonous straight lines of shopfronts which are flush with the pavements. Whilst we would have preferred to see the lobby retained it is understood this in this instance it is not significantly demonstrable to the application. This is due to the building itself acting as a recessed frontage from the rest of Montague Street. As such it is considered that the proposed shop frontage alterations are considered to be acceptable.

Recommendation

APPROVE Subject to Conditions:-

1. Plans
2. Standard Time Limit
3. Materials to match or as specified

Informative:
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant advertisement consent 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: 15/09/2025

Authorised by: Louise Prew Date: 16/09/2025