10/03/2025
Ref: 23007 – 148 to 152 Montague St – upwards extension

Non-material amendment (S96A) - Cover Letter

APPLICATION NUMBER: AWDM/1483/23

Details of Development

CHANGE OF USE TO GROUND FLOOR AREA TO PROVIDE ACCESS TO RESIDENTIAL UNITS TOGETHER WITH GROUND-FLOOR INFILL EXTENSION. EXTENSION TO FIRST-FLOOR TO PROVIDE ADDITIONAL BEDROOM AND TERRACE AREAS. EXTENSION TO SECOND FLOOR TO PROVIDE 1NO. 1 BED FLAT AND 1 NO. 2 BED FLAT.

Location of Development

148-152 Montague Street, Worthing, West Sussex, BN11 3HH

Introduction

The letter is attached to the non-material amendment application (S96A) in relation to **AWDM/1483/23**. ~~This application is intended to be viewed in tandem with the DIS application for pre-occupation conditions (5 & 6), where further detail is provided on the bin and bicycle store areas~~. This application, in tandem with the DIS application, seeks to address any residual pre-occupation conditions.

Proposed variations

- The amendments are described on revised drawing 23007C-P-100-K, Proposed Plans and updated 23007C-P-101-J, Proposed Elevations. This supersedes previously approved 23007C-P-100-G. No other changes.
- Changes are predominantly internal and non-material in nature.
- Changes have arisen for practical purposes. through the building control and detailed design process.
- With respect of the layout the changes are a net improvement on the functionality of the building, for example with through access for residents to get to bicycle and bin storage areas.
- There is not net change to the square meterage of the resultant commercial and residential parts.

Conclusion

The alterations are non-material from a planning perspective and of net benefit to the proposals for functionality and compliance.

STICKLAND WRIGHT LTD.
t: 01273 964051
e: studio@sticklandwright.co.uk
23 Vine Street, Brighton, BN1 4AG

Company No. 11222477 (England and Wales)
VAT No. 293 1439 91
Registered Office: 23 Vine Street Brighton BN1 4AG