

Connaught House (Marine Parade) Limited  
30-34 North Street  
Hailsham  
East Sussex  
BN27 1DW

Worthing Borough Council  
Adur & Worthing Councils  
Portland House  
44 Richmond Road  
Worthing  
BN11 1HS

16 March 2026

Dear Sir/ Madam

Section 96A Non-Material Amendment Application in relation to Application Reference AWDM/1174/23 (*Part change of use of ground floor from restaurant and amusement arcade to restaurant and use class e (commercial/business) space with new shop fronts to bath place and marine parade; change of use of upper floors from vacant pool / snooker hall; associated extensions and alterations at ground, first, second and third floor rear and at fourth floor and roof level to create 21 no residential dwellings*) at 32-34 Marine Parade, Worthing, West Sussex, BN11 3QA.

## **1.1 INTRODUCTION**

This statement accompanies an application made pursuant to Section 96A of the Town and Country Planning Act 1990 seeking a Non-Material Amendment to the planning permission granted for the redevelopment of 32–34 Marine Parade, Worthing.

The purpose of this application is to regularise minor amendments relating to the roof-level solar photovoltaic (PV) array and Automatic Opening Vent (AOV) smoke vents, and to revise the wording of Condition 20 to ensure consistency with the detailed design.

The amendments are minor in nature and do not materially alter the approved development.

## **1.2 DESCRIPTION OF PROPOSED AMENDMENTS**

Following the development of the detailed design and building regulations requirements, minor amendments have been introduced to the roof layout, specifically:

- Installation of a roof-mounted solar photovoltaic (PV) array
- Installation of Automatic Opening Vent (AOV) smoke vents required for fire safety and smoke ventilation.

These elements were anticipated within the approved sustainability strategy, but their detailed arrangement and configuration were not explicitly illustrated within the approved drawings.

The purpose of this application is therefore to incorporate these elements into the approved scheme.

### **1.3 SUBMITTED DRAWINGS**

The following drawings accompany this application and illustrate the proposed amendments:

- S01 – South Elevation
- S02 – West Elevation
- S03 – East Elevation
- S04 – Roof Plan and AOV Detail
- S05 – Section and PV Detail

In addition,

- AOV vent specifications are provided to confirm the size, design and technical characteristics of the proposed smoke ventilation units.
- PV layout and datasheet

### **1.4 VISUAL IMPACT**

The submitted elevation and section drawings demonstrate that the PV array and AOV smoke vents are positioned behind the roof parapet.

As a result:

- The elements are not visible from street level or from Marine Parade / the promenade.
- The approved architectural composition and appearance of the building remain unchanged.
- The amendments therefore do not affect the visual quality of the approved development.

The proposal therefore remains consistent with the design intent of the approved planning permission.

### **1.5 SUSTAINABILITY STRATEGY**

The approved development includes sustainability measures that incorporate on-site renewable energy generation through solar photovoltaic panels.

The proposed PV array continues to support the approved energy strategy and contributes to the building's sustainability performance. The performance of the PV array has previously been confirmed to be acceptable in relation to the requirements of Condition 20.

The amendment therefore does not alter the sustainability objectives of the approved development.

## 1.6 AMENDMENT TO CONDITION 20

To ensure consistency between the approved permission and the detailed design, it is proposed that Condition 20 be updated to remove reference to an “*integrated*” solar PV array.

### Existing Wording (Approved Permission)

Condition 20 currently requires the submission of sustainability measures including:

“...the proposed sustainability measures including not less than 7no ASHPs and an integrated solar PV array on the roof...”

### Proposed Revised Wording

It is proposed that Condition 20 be amended as follows:

#### *Condition 20 (Revised)*

No work to implement the development shall take place unless and until details of the proposed sustainability measures including no less than 7no ASHPs and a solar photovoltaic array on the roof have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be first occupied until the agreed sustainability measures have been installed.

This amendment ensures the condition reflects the detailed design without altering the sustainability objectives of the approved scheme.

## 1.7 CONCLUSION

This Section 96A application seeks to introduce minor amendments to the approved development relating to the roof-mounted solar photovoltaic array and AOV smoke vents, together with a minor revision to the wording of Condition 20.

The amendments:

- Do not materially alter the approved development
- Do not affect the visual appearance of the building
- Maintain the approved sustainability strategy
- Ensure the development can meet fire safety requirements

The PV panels and AOV vents are not visible from street level and therefore do not detract from the architectural quality of the approved scheme.

The proposed changes are therefore considered to constitute a non-material amendment, and it is respectfully requested that planning permission be varied accordingly under Section 96A of the Town and Country Planning Act 1990.

Yours sincerely

Jonida Murataj