Expiry Date - 01/09/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0884/25 **Recommendation – APPROVE**

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

Proposal: **Alterations to rear fenestration including new doors to rear of building**

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 installation of a new set of double doors, a single door and alterations to the existing door. All of these alterations are to the rear and will provide access to the site. The alterations to the existing door are noted to assist in providing the access to the converted upper floor under application NOTICE/0015/25.

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/0882/25 – Installation of new shopfront including removal of lobby. Application Pending.

Consultations:
None

Representations:
None

Expiry Date - 01/09/2025

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5, DM6, DM13
National Planning Policy Framework
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposed alterations would be to the rear of the site; however these are visible from within the street scene on Augusta Place. The area is commercial largely with a number of doors, shutters and plant visible. Due to the location near the conservation area there needs to be careful consideration given to the impacts of the proposal. With the minor nature of the works there is not considered to be a level of impact on the conservation area that would be significantly demonstrable. The presence of doors and other openings within the area it is not considered that there would be a significant impact to the visual amenities of the site or the conservation area.

As such it is considered to be acceptable in terms of visual amenity impact.

Residential Amenity

The impacts on the residential properties in the area, those within the conservation area to the west, would be minimal from the proposal with the nature of the proposal. There would not be any significant impact, through the introduction of doors to provide access to the retail units on the ground floor by to the southern elevation. The alterations to the east elevation would not provide views to neighbouring properties that would not be available from within the public realm.

As such it is considered that the proposed development would be acceptable in terms of residential amenity in accordance with Policy DM5 of the Worthing Local Plan.

Highway Safety

Due to the layout of the area there would be the potential for some impact on the highway network with the introduction of further access to the rear of the unit. The current arrangement is not considered to be significantly altered by the proposal as the use and scale of the site is not being altered under this application with no additional intensification in the site or expected deliveries.

Recommendation

Expiry Date - 01/09/2025

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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 planning permission 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: 15/09/2025