

Development Management – Delegated Officer Report

Application Number: **AWDM/0353/26** **Recommendation: Approve**

Site: 20A Montague Street, Worthing, West Sussex BN11 3HA

Proposal: Application for a non-material amendment to previously approved AWDM/0301/25. Amendment: alterations to the design of the shopfront to increase the width of the door to the first floor

Date of Site Visit: 01/05/2025 (for previous application)

Neighbours Checked: **N/A**

Additional neighbour notification: **N/A**

Proposal, Site and Surroundings:

The development is to extend the width of the door which provides access to the upper floors. The adjacent side panel would be removed to accommodate the wider door.

The application site relates to a three-storey building located on the north side of Montague Street within the town centre. The building has a pair of shopfronts at 20 and 20A.

The site is within the Primary Shopping Frontage Area within the town centre within the pedestrianized area. The site is within the South St Conservation Area. The site is adjacent to 22 Montague St which is a Grade II listed building.

Planning History:

AWDM/0301/25: Proposed new ground floor shopfront and new entrance to upper floor commercial units. Permitted 27/05/2025

Consultations:

None

Representations

N/A

Relevant Planning Policies

National Planning Policy Framework (2024)
Worthing Local Plan (2023) policy DM5

Planning Assessment

Section 96A of the Act allows a non-material amendment to be made to an existing planning permission via an application procedure. There is no statutory definition of 'non-material'. This is because it is so dependent on the context of a particular scheme – what may be non-material in one context may be material in another. In order to grant an application a local planning authority must be satisfied that the amendments sought are non-material. s96A also allows for changes to conditions:

Power to make non-material changes to planning permission

(1) A local planning authority ... may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material.

(2) In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.

(3) The power conferred by subsection (1) includes power—

(a) to impose new conditions;

(b) to remove or alter existing conditions.

There will be a change to the dimensions of the door to remove the side panel and increase the width of the door. Internally, as a result, the wall to divide the stairs from the shop will align with the column behind which it sits. The column will be designed as a plinth similar to the one that divides the unit from the one to the east.

The proposed change is considered to be non-material as it does not result in a material change to the character or appearance of the development or to residential amenity.

Recommendation

APPROVE the non-material amendments in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise:

Proposed Elevations window details	PL 008 B	19.03.2026
Existing and proposed plans	PL-005 A	19.03.2026
Existing & proposed elevations & existing section	PL-006 A	19.03.2026

Drawing Nos

..... existing planning permission AWDM/0301/25 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing Nos.

Proposed Elevations window details	PL 008 A	01.04.2025
Existing and proposed plans	PL-005	01.04.2025
Existing & proposed elevations & existing section	PL-006	01.04.2025

Case Officer: Louise Prew Date: 21/04/2026

Authorised by: Peter Barnett Date: 21 April 2026