LEWIS&CO

TOWN PLANNING CONSULTANTS
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Adur and Worthing Councils

By email

03 July 2025

Dear Sirs

97-99 MONTAGUE STREET, WORTHING, BN11 3BN

This letter is submitted in respect of a planning application for revised access arrangements at the rear of the above shop.

The application does not result in any loss of green space, and so falls within the de minimis parameters for biodiversity net gain.

The site is not located within a conservation area, and so heritage, and design and access, statements are not required.

On this basis, the application comprises the application forms, CIL forms, this letter and drawings 3110/01 and 3110/02.

Note that a scheme for new shopfront at the front of site is the subject of a separately submitted planning application.

The Site

The site accommodates a very large retail store with main trading space on the ground floor and ancillary space on the first floor.

The premises are currently empty, having been vacated by Argos more than a year ago.

The site benefits from rear access onto Augusta Place.

Lewis and Co Planning South East Limited
Company Number 05809390, Registered in England and Wales
Registered Office: Preston Park House, South Road,
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Rear of the site – as viewed from Augusta Place. Location of new doors and alterations to existing doors shown with yellow arrows:



The site is not located within a conservation area, though is adjacent to the Marine Parade and Hinterland conservation area's eastern boundary:

Marine Parade and Hinterland Conservation Area – shown edged green:



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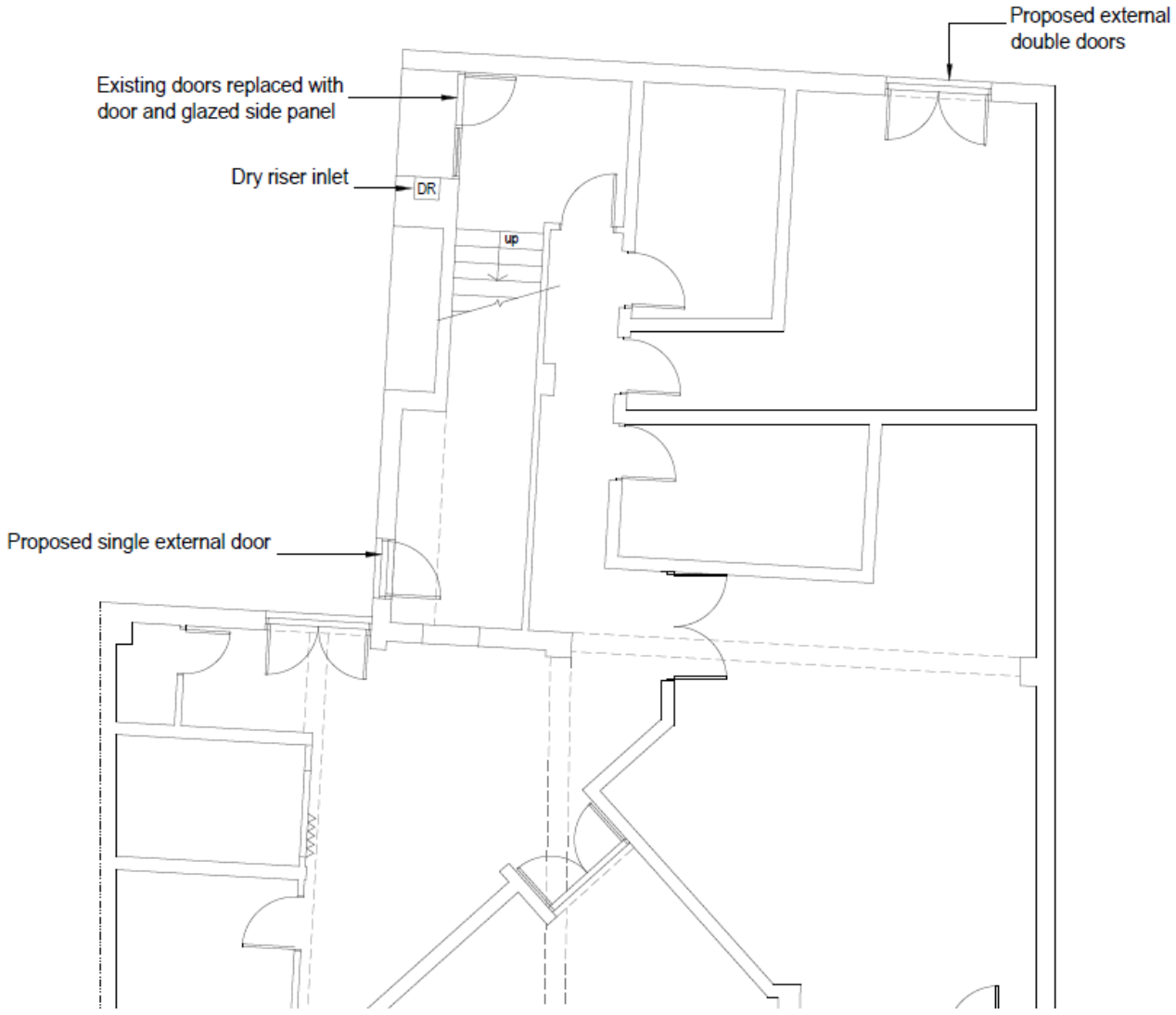
The Scheme

The application seeks to change the rear access arrangements, with new double doors on the rear elevation, and a new single door and changes to an existing door on the return elevation.

Proposed Floor Plan – rear part only:



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Conclusions

The proposed development is very minor and will not have any significant material impact on the building's appearance.

The relocation of the main double doors will not impact on servicing arrangements as the rear yard has always been used for car parking rather than loading and unloading – as can be seen in the streetview image below. Servicing has always occurred from the highway (Agusta Place) and this will continue to be the case.



On this basis, we trust that planning permission can be granted.

Yours faithfully

LCP

Lewis & Co Planning

If you need to contact Lewis and Co Planning with regard to the content of this letter, please do so by emailing simon.bareham@lewisplanning.co.uk .