Development Management – Delegated Officer Report **Date; 24/05/2024**

Application Number	**AWDM/0449/24**
Address	**Unit 12 And Unit 13 The Montague Centre, Liverpool Road, Worthing**
Proposal	**Proposed change to Unit 12's shop front with a replica of the existing Unit 13 (TK Maxx) configuration, by omitting Unit 12's entrance and replacing it with a display window, creating a single unified shopfront for Units 12 & 13.**

Date of site visit: 30/04/24

Neighbours checked: Y
Additional neighbour notifications: N
Site notice: (wider publicity / conservation area): Y 30/4/24

Proposal, Site and Surroundings

The site is one of several shop-fronts in the Montague Centre, Shopping Centre, which is a neo-Regency building, including an arcaded northern end, within which is found the site, adjoining the larger retail unit currently occupied by T K Maxx. The site is within the South Street Conservation Area and primary retail area as defined in the Worthing Local Plan.

Consultations: Design & Conservation Officer: No Objection (site visit 30th April)

Representations: None received.

Relevant Planning History

AWDM/1624/22: Planning Permission for Full planning permission for a maximum of three additional floors above the Montague Quarter Shopping centre to provide 42 No. residential units.
Approved 05-10-23

Relevant Policies & Guidance:

Worthing Local Plan 2020-2036: Policy DM5; DM13; DM23 & DM24
South Street Conservation Area Appraisal. WBC, 2001.
NPPF. December 2023

Planning Assessment

The northern end of the Montague Centre comprises two retail units, TK Maxx is the larger Unit 13, dominant frontage, which is set back within this arcaded frontage. Unit 12 is also within this arcaded frontage and was originally designed with matching shopfront, although a later replacement has disrupted this design unity.

The current proposal would restore the original design by replacing the existing entrance to Unit 12 with a display window, lower stall riser in masonry, restored fluted-timber columns and matching fascia all to align with that of the larger unit 13. The importance of the Montague Centre frontages is acknowledged in the Conservation Area Appraisal, 2001, mention is made of the matched nature of these, as part of the character of the area.

This meets the requirements of policies DM5 & DM23-24 for high quality, contextual-related designs, which preserve and enhance the character of the Conservation Area. It is also consistent with the retail function of the primary town centre under DM13.

The application includes floor plans which include the amalgamation of Unit 12 with the larger Unit 13. These internal changes do not require planning permission and are regarded as 'for information' only.

Recommendation: APPROVE

subject to the following Conditions:

1. Approved Plans

2. Standard time frame

3. The external materials and finishes of the development hereby permitted shall be as stated in the current application, unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and the Conservation Area and to comply with policy DM5, DM23 and DM24 of the Worthing Local Plan 2020-2036.

Is recommendation contrary to letter(s) of representation. No

Case Officer: Stephen Cantwell Date: 24/05/2024

Authorised by: Louise Prew Date: 24/05/2024