Addendum. ITEM 1 40-46 Montague Street. AWDM/0921/24

Corrections

Page 10. *West Sussex County Council as the Highway Authority (2nd paragraph):* the words

'an 8-minute with no walk to the railway station'. Should read

'an 8-minute walk to the railway station'

Page 21: the words '*Seek a contribution towards monitoring'* at the end of the section entitled Transport and Highways are a drafting error and should be removed

Additional Information

Sunlight and Daylight

A supplementary lighting assessment has been provided by the applicant's light consultant, to consider the impact of the proposed additional floors at the application site upon nine flats which has been approved (AWDM/0922/21), but not yet implemented, at no 38 Montague Street, to the east of the site.

This identifies that among fifteen windows considered, most are either not affected or have only minor impact. There are three affected bedroom windows, two at first floor and one at second floor, on the western side wall of no.38, some 3-4 metres to the east of the proposed extension, which are variously affected to a moderate or major degree. However, national guidance on Sunlight and Daylight considers bedrooms to have a lower expectation for daylight than main habitable spaces; living rooms and kitchens, all of which remain adequately lit. Mindful of the flexible approach recommended in national planning policy (NPPF), particularly in densely developed areas, it is concluded that this impact is not unreasonable, particularly when set alongside the benefits of the proposed scheme

Waste Management

The application is supported by a Waste Management Statement. This describes the anticipated amount of waste generated by the proposed use, 660 litres per week. This would be removed from individual rooms twice weekly by housekeepers, and stored in a designated refrigerated waste collection area, with a capacity of 1000 litres for twice-weekly collection by a commercial waste contractor.

Housekeepers will bring the waste from the waste store to the collection point in the the lobby of the aparthotel on Portland Road. Housekeepers will return the empty waste vessel back to the first-floor store after collection.

The Council's Waste Management Officer is satisfied with the arrangements and the capacity for waste storage. However, he asks that it be made clear who is responsible for monitoring the volume of waste, particularly at weekends, when amounts of waste may increase, for instance, waste from take-away food. The applicant has been asked to amend the statement to clarify this, subject to which the plan is acceptable.

Worthing Society: Comments as follows: (6th December)

I have now discussed the changes with our Heritage Team, and we consider the new design has addressed most of our earlier concerns. In particular, we welcome the greater emphasis to the corner element with decorative quoins giving the building a distinctive feature within the CA. The latest design of this element, combined with the reduction in height of the mansard roofline (which now comprises fewer dormer windows) reduces the somewhat over-bearing effect of the original design. This is important as Montague Street is quite narrow

The slight reduction in height to the west facing elevation as it relates to the low-rise characterful Portland Road area is welcome. However, we would like to see a bit more 'stepping down' to this elevation adjoining Portland Road.

Officer Comment: The Worthing Society response is noted and highlights the importance of the design of the corner. However, it is considered that that the step down to two storeys in height which is shown towards the left side (northern end) of the image below, makes a reasonable transition to the neighbouring building lower building in Portland Road.



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Design

As stated in the Officers report, discussions have continued with the applicant to explore further changes to the proposed corner element of the building, and the two dormer windows which flank the corner. T

Thie image below below are in turn, the current amended plan, followed by an informal plan received 9th December. In the informal plan in the height of the tower has been raised by 0.3m and the upper-most window has been elongated and redesigned, together with a decorative 'Juliette' rail. The two dormer windows immediately on either side of the tower have

Comments of the Council's architect have been sought and will be given as a verbal update.



Current Amended Plan



Informal Plan (9th December)