WORTHING BOROUGH COUNCIL

Mr ASHLEY RENTON
SAACT Ltd
5 Chesterton Drive
Seaford
BN25 3RH

# NON-MATERIAL AMENDMENT

**TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**
**TOWN AND COUNTRY PLANNING ACT 1990 (as amended): Section 96A**

## APPLICATION NUMBER: AWDM/0606/24

Details of Development

**NON-MATERIAL AMENDMENT TO APPROVED APPLICATION AWDM/1752/20 FOR A DESCRIPTION TO CHANGE TO: CHANGE OF USE OF PART OF THE FIRST AND SECOND FLOORS FROM RETAIL TO RESIDENTIAL USE, DEMOLITION OF PART OF THE NORTHERN ELEVATION AND EXTENSION TO THIS ELEVATION, EXTENSION AT FIRST FLOOR LEVEL TO THE WAREHOUSE, INSTALLATION OF A NEW FLOOR IN THE WAREHOUSE TO MATCH THE LEVEL OF THE RETAIL SHOWROOM FIRST FLOOR, ALTERATIONS TO THE CRESCENT ROAD FRONTAGE TO THE WAREHOUSE, CREATION OF A NEW ACCESS TO THE PROPOSED FLATS FROM GRAHAM ROAD, CREATION OF FLATS INCLUDING A ROOF TOP FLAT AND CONVERSION AND EXTENSION OF PART OF THE SALES AREA, PROVISION OF CYCLE AND BIN STORAGE AND ANCILLARY WORKS**

Location of Development

**100 - 108 MONTAGUE STREET WORTHING WEST SUSSEX BN11 3HG**

I refer you to your application of 23rd July 2024 to amend the development as described above.

In pursuance of the Council's powers under the above-mentioned Act, I hereby notify you that the Council APPROVE the non-material amendment in accordance with the application documents supplied on 23rd July 2024.

Please note that the existing planning permission AWDM/1752/20 still stands and that the conditions imposed upon it continue to apply to the development with the exception that the above now includes the following additional condition as follows:-

**Condition 11:** The development hereby approved shall not exceed 8 residential units and shall be laid out in accordance with the plans approved as part of AWDM/1752/20.

**Reason**: *In the interests of clarity, to ensure that the amount of development is in accordance with planning permission AWDM/1752/20.*

Worthing Borough Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk



Gary Peck
Planning Services Manager

21/08/2024

**Informatives / Notes to Applicant**

01. The application satisfies Section 96A of the Town and Country Planning Act (1990) as amended. The proposed amendments constitute non-material changes to that planning permission, and will result in a development that is substantially the same as was originally granted planning permission.

This decision notice only relates to the non-material amendment sought. It is not a reissue of the original planning permission, which still stands. This decision notice must be read in conjunction with the planning permission AWDM/1752/20 referred to in the description above. All conditions dated 6th April 2021 remain fully applicable to the development to which this non-material amendment relates.

02. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.