



ARCHEVOLVE

Architectural Design

Client // Arun Properties

Address // 34-36 Montague Street, Worthing

23 March 2026

Introduction

This application is submitted under Section 73A of the Town and Country Planning Act 1990 (as amended) on behalf of the Applicant, Arun Properties, seeking a minor material amendment to the previously approved planning permission (AWDM/1169/22) granted on 13 December 2022 for the redevelopment and change of use at 34-36 Montague Street, Worthing, as set out in full below:

“Resubmission of application reference AWDM/0922/21 (Demolition of the rear sections of nos. 36 and 38 Montague Street; the erection of single storey and three storey extensions to form new entrance and communal staircase to upper floors; the change of use of the upper floors above nos. 34 and 36 Montague Street to 9 no. residential units including alterations and the insertion of four new dormer windows).”

Following approval of the above, a discharge of conditions 5 and 7 application has been submitted to the LPA and is currently under consideration, under reference AWDM/0021/26. In addition, works have commenced on site and the permission has therefore been implemented.

This application seeks consent for minor amendments to the internal layout within the approved development. The proposals do not seek consent for any external amendments.

Description of Proposed Amendments

The proposed changes can be summarised as follows:

- **Reconfiguration of First Floor Space:**



Part of the first floor previously approved as commercial floorspace (associated with Unit 1) is proposed to be incorporated into Flat 3, increasing it from a 1-bedroom to a 2-bedroom residential unit.



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- **Amendment to Commercial Floorspace (Unit 1):**

The commercial unit (Unit 1) would be reduced in size and confined solely to the ground floor, rather than extending into the first floor as previously approved. This change has been sought following advice from local Estate Agents, Jacob Steel.

- **Amendment to Flat 2:**

Flat 2 is proposed to be reconfigured and extended internally to provide a 2-bedroom unit instead of a 1-bedroom unit.

No external alterations are proposed as part of this application, and the approved design, scale, and appearance of the building remain unchanged.

Justification for Amendments

The proposed amendments are considered to represent a minor material change to the approved scheme and are justified on the following grounds:

Improved Residential Quality and Housing Mix

The reconfiguration allows for the delivery of larger residential units, increasing the provision of 2-bedroom accommodation within the scheme. This responds positively to identified housing needs and enhances the overall quality and flexibility of the residential offer.

Commercial Viability and Market Demand

The previously approved configuration of Unit 1, spanning ground and first floor levels, has been assessed by Jacob Steel Estate Agents as less attractive to prospective commercial tenants. As evidenced in the accompanying estate agent advice, such a layout is not considered optimal in current market conditions.

By consolidating the commercial use to the ground floor only, the unit becomes more functional, accessible, and attractive to a wider range of occupiers, thereby improving its viability and likelihood of occupation.

Efficient Use of Space

The proposal ensures that underutilised or less marketable commercial floorspace is reallocated to residential use, optimising the overall functionality of the building while



maintaining an active ground floor commercial presence in line with the character of Montague Street.

Planning Considerations

Principle of Development

The principle of mixed-use development, including residential use on upper floors and commercial use at ground floor level, has already been established and accepted under application AWDM/1169/22.

The proposed amendments do not alter this fundamental principle.

Impact on Design and Heritage

No external changes are proposed. As such, there would be no impact on the character or appearance of the building or the surrounding area, including any heritage considerations previously assessed.

Residential Amenity

The amendments improve internal living conditions by increasing unit sizes and bedroom provision. There are no changes that would adversely impact neighbouring amenity.

Flood Risk Compliance

The approved Flood Risk Assessment secured a condition requiring the ground floor to remain in commercial use only. The proposal continues to comply with this requirement, as all commercial floorspace remains at ground floor level.

Conclusion

This Section 73A application seeks minor material amendments to an extant and implemented permission to improve the residential offer and ensure the commercial unit is viable and fit for purpose.

The changes are modest in nature, do not alter the external appearance of the development, and maintain compliance with key planning considerations, including flood risk and mixed-use principles.

The proposal is therefore considered acceptable and it is respectfully requested that planning permission be granted.

