

Development Management – Delegated Officer Report

Application Number: AWDM/0182/26

Recommendation: – APPROVE

Site: 56 Montague Street Worthing West Sussex BN11 3HE

Proposal: Shopfront alteration to align entrance doors to shopfront glazing.
Installation of fire exit doors to side (west) and rear (North) elevations

Date of Site Visit: 05/03/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located on the northern side of Montague Street in Worthing. The property is four storeys in height with commercial on the ground floor with prior approval for residential above. The commercial unit has recently been vacated by Poundland. The upper floors have prior approval to convert to residential.

The site is located within the boundary of Worthing town centre. The site is within the Montague Centre character area and forms part of the primary shopping frontage.

Proposal

The application relates to alterations to the frontage with the removal of the entrance lobby. The shopfront alteration seeks to replace the existing recessed entrance doors with a single entrance door that runs flat with the existing shopfront. The spacing is proposed to be retained with one large glass screen to the front on either side of the door.

Fire doors are proposed to the northern rear elevation and western side elevation.

Relevant Planning History:

AWDM/1291/18 - Retrospective Advertisement Consent for the retention of three replacement fascia signs and one projecting sign all internally illuminated on the front (south) elevation and vinyl graphics to the sides for Poundland.

STATUS: Application Permitted 25th October 2018.

AWDM/1336/18 - Retrospective planning permission for the retention of (partial) new shop front and 2 no. entrance door sets (to replace existing door sets and central area of shopfront).

STATUS: Application Permitted 25th October 2018.

AWDM/1329/21 - External alterations to facades at 1st, 2nd and 3rd floors to include replacement and alteration of windows and addition of window openings

STATUS: Application Permitted 22nd November 2021.

NOTICE/0003/24 - Application for permitted development for prior approval for change of part first floor from Class E to four residential dwellings (Class C3) (part ground floors for access only)

STATUS: Prior Approval Required and Granted 18th July 2024.

NOTICE/0004/24 - Application for permitted development for prior approval for change of part first floor from Class E to three residential dwellings (Class C3) (part ground for access only)

STATUS: Prior Approval Required and Granted 18th July 2024.

NOTICE/0005/24 - Application for permitted development for prior approval for change of part first floor from Class E to 3 residential dwellings (Class C3) (part ground floor for access only)

STATUS: Prior Approval Required and Granted 9th August 2024.

NOTICE/0006/24 - Application for permitted development for prior approval for change of third floor from Class E to 3 residential dwellings (Class C3) (part ground, 1st and 2nd floors for access only)

STATUS: Prior Approval Required and Granted 9th August 2024.

NOTICE/0008/24 - Application for permitted development for prior approval for change of part first floor from Class E to 8 residential dwellings (Class C3) (part ground floor for access only)

STATUS: Prior Approval Required and Granted 18th July 2024.

NOTICE/0009/24 - Application for permitted development for prior approval for change of second floor from Class E to 11 residential units (Class C3) (part ground and first floors for access only)

STATUS: Prior Approval Required and Granted 18th July 2024.

Neighbour Representations

None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM6, DM13

National Planning Policy Framework (MHCLG 2024)

National Planning Practice Guidance

Planning Assessment

The principle of development can be supported as it upgrades a commercial unit that provides a valuable local service to the community. The matters for consideration are the visual impact of the new shop front on the locality and any impact on the residential amenities of neighbours.

Visual Amenity

The proposal is to redesign the shopfront removing the lobby and providing one central access. The retention of the entrance lobby is a feature which the Council seeks to protect. The council strives to include recessed lobbies on shopfronts in order to provide interest and variety in the street scene, by preventing long monotonous

straight lines of shopfronts which are flush with the pavements. Whilst we would have preferred to see the lobby retained, it is considered acceptable in this instance as the site is not in a conservation area and the proposal does not remove a lobby from a traditional building. It is recognised that other modern buildings along Montague Street have already replaced the recessed frontages. As such it is considered that the proposed shop frontage alterations are considered to be acceptable.

The proposed shopfront would not result in any significant harm to the character of the building, the street scene or the visual amenities of the locality. The proposal is therefore considered acceptable.

With the introduction of the fire doors to the rear / side of the building it is not considered that they will impact the visual amenity of the site. The site is retail and fire doors are a common feature of retail buildings.

Residential Amenity

The proposed changes to the shopfronts would not have any adverse impact on the residential amenities of the future occupiers of the flats above or the residential properties near the site. The fire doors also would not introduce any demonstrable impact to the residential amenities.

As such the proposal is considered to be in accordance with the Worthing Local Plan.

Recommendation

APPROVE Subject to Conditions:-

1. Plans
2. Standard Time Limit
3. Materials to match

Informative:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant advertisement consent in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Finlay Gardner

Date: 03/06/2026

Authorised by: Louise Prew

Date: 22/06/2026