

ADDENDUM REPORT

Application Number:	AWDM/1624 /22	Recommendation - Approve subject to a s.106 Agreement, the receipt of additional information and outstanding consultee responses.
Site:	The Montague Centre, Liverpool Road, Worthing	
Proposal:	Full planning permission for a maximum of three additional floors above the Montague Quarter Shopping centre to provide 42 No. residential units.	
Applicant:	Cayuga Developments Ltd	Ward: Central
Agent:	Lewis and Co Planning SE Ltd	
Case Officer:	Stephen Cantwell	

Updated Information

Officers are awaiting further information from the applicant in relation to Fire Safety, Disabled Spaces, Waste Storage and flat sizes with particular regard to compliance with Building Regulations M4 (2) standards, in response to issues raised in consultation. Members will be updated prior to the committee meeting.

Additional representations received (as of 2nd June)

The Worthing Society - Objection

“The Society considers that, despite some improvements, the revised scheme still gives ‘insufficient weight’ to the character of the conservation area and the existing architectural features of the Montague Quarter.

This is evidenced by the scale, height and mass of the proposed development. The overall design does not sufficiently respect, preserve or enhance the character of the Montague Quarter and the closely associated areas of Liverpool Gardens with Montague Place beyond. The proposal is, in our view, too ambitious and represents the over-development of the available site area. If approved, it will permanently erode the ‘sense of place’ unique to Worthing’s traditional seaside character in what is a landmark area”.

Detailed comments from Worthing Society (summarised by officers)

- Consider that increase in height should be no more than 2 storeys.

- North elevation with the prominent dome element still appears out of character and over dominant, diminishing the visual importance of both Liverpool Terrace and Alexander Terrace.
- The overall design does not reflect the seaside character of Worthing or complement the views of Liverpool Terrace and Gardens leading to the historic Montague Place. There is no apparent precedent for a Parisienne design and the over reliance on dormer windows together with rather dark roofs, is out of character.
- Loss of light to narrow shopping area leading to Montague Street and bronze Arcade Canopy feature would probably lose its significance.

Other comments from Worthing Society (summarised by officers)

- Concerns that proposal will detract from the original form of the Post Modernist Montague Centre and also that the layout of the new dwellings will not promote the well being of future residents.
- Concerns about overlooking and parking.
- Concern that the new design for the southern elevation appears rather 'disjointed' when looking north from Montague Place, detracting from the original elements. This will compromise the setting of Montague Place and Liverpool Terrace

Additional letters from members of the public.

11 letters of objection recieved, including one letter representing the leaseholders of Alexander Terrace.

Design

- Continued concern about height
- Concern about bulk and proximity to Alexander Terrace.
- Concern about landscape harm.
- Continued concern that the proposal represents an overdevelopment of the site.
- Concern about poor visual relationship with Alexander Terrace.

Future residential occupants

- Continued concern that Nationally Described Space Standards are not met.
- Concern about single aspect nature of units and limited outlook, and unusual shape of some of the units.

Highways

- Concern about traffic congestion and parking issues, including risks to highway safety.
- Argument that zero parking is unrealistic.
- Concern that congestion associated with the development will adversely impact access for carers.

Amenity

- Continued concern about overshadowing, and daylight and sunlight - in relation to both existing dwellings (including Arundel Lodge) and public spaces.
- Concern about significant loss of daylight and sunlight to properties including those in Alexander Terrace, as evidenced by daylight and sunlight report.
- Concern that some of the rooms identified as bedrooms in the daylight and sunlight study are actually multiple purpose rooms and would be subject to major adverse loss of light.
- Concern about light pollution and noise impact.
- Concern about disruption through noise arising from the additional use of existing service road, potentially in unsociable hours.
- Loss of outlook to existing dwellings due to proximity.
- Concern about poor visual relationship between proposal and Alexander Terrace including through overlooking and loss of privacy.
- Concern about loss of light to Alexander Terrace.
- Loss of tranquillity arising from new development on this scale and activity associated with it.

Other issues

- Reductions beyond previous situation considered to be minimal.
- Limited public benefit.
- Impact of proposal on trees, particularly through loss of light to them.
- Concern about harm to the setting of the Elizabeth Frink Desert Quartet.
- Noise arising from building work.
- Concern about anti-social behaviour in association with new flats.
- Request that developers install sound insulation and double glazing to affected properties.

Recommendation

As per the Agenda, however, negotiations on the detailed wording of the conditions are ongoing and Members will be updated at the meeting.