Development Management - Delegated Officer Report

Application Number: AWDM/0551/24 Recommendation – Grant

Site: Shoreham Rowing Club, Brighton Road

Proposal: Replacement of existing felt flat roof including the addition of insulation involving small increase in height. Replacement of existing exterior timber cladding with grey composite cladding.

Date of site visit: 19/6

Neighbours checked: Y

Additional neighbour notifications: Y with revised description of development.

Proposal, Site and Surroundings

Shoreham Rowing Club is on the south side of Brighton Road to the west of Kingston Lighthouse, a Grade II listed building, and north of the Lifeboat station. It is a two storey building with a shallow mono pitched roof in a fair faced brick with the upper floor timber clad in stained brown horizontal cladding. It has been extended on the south side with a shallow two storey flat roofed addition in brick.

It is proposed to re-roof the building in felt adding additional insulation. This will lift the roof very slightly but will not alter its shape. The existing timber cladding is to be replaced with Neo Timber Classic Composite cladding in grey.

The building is owned by Adur Homes. It is not in a conservation area and is not a listed building.

Relevant Planning History

SU/71/04 - Single-Storey Extension On West Side To Provide Boat Store And First-Floor Verandah To South. Granted

SU/197/88 - First-Floor Rear Extension. Granted

SU/156/78 – External Fire Escape. Refused.

Consultations

Estates: No objection.

Conservation Architect: 'Not a local interest building or in a conservation area. No objection.'

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 15, 16 and 33
National Planning Policy Framework (December 2023)

Planning Assessment

Principle

The proposal involves upgrading an existing community facility within the built up area and can be supported in principle. The relevant issues are the effects on visual amenity and the character and appearance of the area including the setting of the adjacent listed building.

Residential amenity

This development will not harm neighbour amenity.

Visual amenity/Heritage

Timber cladding would be preferred and would correspond with the treatment of the lifeboat station. However, this is not a conservation area and the building is sufficiently separate from the listed lighthouse to the east and at a lower level that it will not harm its setting. The use of grey composite cladding on this community building is therefore acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified

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

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 planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: MOK Date: 9/7/24

Authorised by: Peter Barnett Date: 9 July 2024