Development Management – Delegated Officer Report

Application Number: **NOTICE/0004/17** **Recommendation: PRIOR APPROVAL NOT REQUIRED**

Site: **Former 17 Riverside Road, Shoreham-By-Sea**

Proposal: **Prior Notification of proposed demolition of No.17 Riverside Road.**

Date of Site Visit: **Previously at part of Tidal Walls application**

Neighbours Checked: Not applicable but the relevant site notice has been displayed on site by the applicant

Additional neighbour notification: N

Proposal, Site and Surroundings:

This prior notification seeks prior approval for the demolition of what is described as the Fisherman's Cottage (former 17 Riverside Road). The building appears derelict and has been so for at 6 years looking at Street View. The demolition of the building is required to facilitate this part of the Tidal Walls scheme.

Supporting Information

A proposed location and demolition plan were received with the notification.

Consultations:

Building Control happy to leave any comment to Environmental Health

Environmental Health no comments received

Representations:

None received

Relevant Planning Policies:

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

Planning Assessment

The information submitted with the Prior Notification appears adequate for the purposes of part 11 of the GPDO. Although the loss of buildings that theoretically could be used for residential purposes is regrettable (although the planning history seems to indicate the site had a part mixed use) the building appears derelict in any case, so it is likely even if re-use for residential purposes were to occur then a new building would be necessary in any case.

Under the terms of part 11, it is not considered that any further details are required.

Recommendation

Prior Approval not required

Informatives

1. This determination is on the basis of the following:

Site Address Details received 31 March 2017

Plan number MMD-339663-C-DR-01-W3-2333

Photographs entitled J500 – Shoreham Adur Tidal Walls Reach W3 - Extra demolition required

2. The applicant is requested to submit the pre demolition survey referred to in the supporting information for the Council's records prior to the demolition of the building.

Case Officer: [redacted] Date: 27/4/2017

Authorised by: [redacted] Date: 27/4/2017