Development Management - Delegated Officer Report

Application Number:
AWDM/0571/17

Recommendation – Prior Approval is not required

Site: **Wharf House, 33 Brighton Road, Shoreham-By-Sea**

Proposal: **Prior Notification of proposed demolition of two storey brick office building**

Date of site visit: 25 November 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is to demolish a two storey brick office building at Lennards Wharf. A previous application for prior approval has already been considered in respect of the demolition of all of the other existing structures on the site (AWDM/1685/16).

Relevant site history

As above

Consultations

Adur and Worthing Councils –The **Environmental Health** Officer has requested an informative advising the applicant to contact EH for a demolition notice

The **Shoreham Harbour Regeneration** Officer has made no comment

West Sussex County Council: The **Archaeologist** has no objection.

Representations

None

Relevant Legislation

Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 11, Class B

Planning Assessment

Class B of Part 11 states that the developer must apply for a determination as to whether prior approval is required as to the method of demolition and any proposed restoration of the site.

The method statement submitted with the previous application advises that all structures will be removed with the hardstandings left in place until future use of the site is decided. All demolition will be carried out in accordance with proper procedures and all materials will be disposed of at licenced facilities. The same method statement applies to this application too, as confirmed by the applicant's agent. The same company (Holderness Metal) and the same company employees will be carrying out this demolition.

It is not considered that the prior approval of the Council is required for the method of demolition or for the proposed site restoration. However, the applicants should be advised in writing to be aware of the potential contaminated land implications of the demolition and to be aware of sewers on site.

Recommendation

Prior approval is not required

Informatives:

1. Contaminated land
2. Southern Water
3. Demolition Notice
4. Plans

Case Officer: Peter Barnett Date: 5 May 2017

Authorised by: Gary Peck Date: 5 May 2017