

## **Development Management - Delegated Officer Report**

**Application Number:** NOTICE/0009/26    **Recommendation – Prior Approval not required**

**Site:** 49 Dolphin Road, Shoreham-by-sea

**Proposal:** Application to determine if Prior Approval is required for proposed demolition of small ancillary office building fronting 49 Dolphin Road

**Date of site visit:** 1 July 2026

**Neighbours checked:** N/A (Publicity given by way of Site Notice displayed by applicant)

**Additional neighbour notifications:** N/A

### **Proposal, Site and Surroundings**

This Prior Notification of Proposed Demolition relates to the demolition of a single storey building at 49 Dolphin Road.

The building is at the rear of one of the 'Higgidy' buildings and to the south of Westbourne Motors. The site has been used as a storage depot with office.

### **Relevant Planning History**

AWDM/1048/25 - Application for Certificate of Lawfulness for Existing use B8 'Storage and distribution' – granted

### **Consultations**

**Adur & Worthing Councils: Public Health:** There are no EH objections to the demolition of this building. We have already been notified under the Building Act 1984

### **Representations**

N/A

### **Relevant Planning Policies**

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 application is supported by a site-specific method statement which states that demolition will be undertaken by an appropriate contractor, with all materials appropriately disposed of. It is anticipated that the demolition works will take 1 week to complete.

It is not considered that prior approval is required.

### **Recommendation**

Prior approval is not required

Case Officer: Peter Barnett Date: 2 July 2026

Authorised by: Jo Morin Date: 02.07.2026