

Appeal 6013540

Appeal questionnaire

Submitted on 24 August 2026.

Appeal type	Householder
Appeal site	Simplicity, 51A Old Fort Road, Shoreham By Sea, BN43 5RL
Appellant contact details	David Collins collins.shoreham@live.co.uk 07956759949
Application number	AWDM/0511/26

Constraints, designations and other issues

Is a householder appeal the correct type of appeal?	Yes
Affects a listed building	No
Conservation area	No
Green belt	No

Notifying relevant parties

List of neighbours' addresses that you notified about the application	Neighbours Notified List .pdf (/document/1a149b9d-d589-45b2-93e9-c068b632f292) Consulted due to potential surface water and fluvial flooding.docx (/document/ae1ef2d9-b2bd-4eb0-9356-d4363f4bc555)
Type of notification	Letters or emails to interested parties
Letter sent to neighbours	Copy of Neighbours Letter .pdf (/document/7bc976be-e627-41b4-86f2-388034b57f99)
Upload the appeal notification letter and the list of people that you notified	Appeal NN List.pdf (/document/10d236ad-8cfc-43e4-b1e6-10d28082590f) Appeal NN Letter.pdf (/document/3a752581-85a6-4479-9e10-2a68d8cf8887)

Consultation responses and representations

Representations from other parties

Yes

Upload representations from other parties

[26-Representation -02062026.pdf \(/document/844a4a37-9ee8-4c1a-8569-1418b2f25015\)](#)
[26-Consultation Response-26052026.pdf \(/document/6fe49d39-3057-4f14-9ae8-52a94c0c195a\)](#)
[26-Consultation Response-03062026.pdf \(/document/858c978c-f0df-4df9-a256-8631e7a330aa\)](#)
[26-Consultation Response-25062026.pdf \(/document/7088c194-dd10-484c-b60b-93d4c741a0c1\)](#)
[26-Consultation Response-20072026.pdf \(/document/6ab9b316-da38-4ea9-9da4-bcd17f17f1a3\)](#)

Planning officer's report and supporting documents

Upload planning officer's report

[Recommendation-22072026.PDF \(/document/45f618ba-98b5-4e49-83e4-9493f3027958\)](#)
[26-Decision Notice-22072026.PDF \(/document/56b41e5d-8842-4c88-afa9-ee0bd10c28be\)](#)

Upload the plans, drawings and list of plans

[Block Plan-11052026.pdf \(/document/d26cd340-a52b-424a-b9e2-1487441177eb\)](#)
[26-Latest plan-11052026.pdf \(/document/414e79b5-ce64-4721-aade-503c2e40faa2\)](#)
[26-Latest plan-11052026\(1\).pdf \(/document/e16bf3b6-3e5e-4b04-846a-527222413820\)](#)
[26-General Document-11052026\(1\).pdf \(/document/356079b9-8edd-4532-9ed6-76cbc32220d5\)](#)
[Block Plan-11052026\(1\).pdf \(/document/ff2b0166-3ea9-4c7d-881a-7d861f2c9b9e\)](#)
[26-Latest plan-11052026\(2\).pdf \(/document/ec396c50-a684-4df3-96ae-8486f9475683\)](#)
[Block Plan-11052026\(4\).pdf \(/document/5899dae9-e132-42ec-b593-bfb5831cd94f\)](#)
[Block Plan-11052026\(2\).pdf \(/document/692ba0f1-81eb-4fd2-ab1d-dce2a9bd01d2\)](#)
[26-General Document-11052026.pdf \(/document/8eb54bf7-1f10-4671-97c9-e58b11a2f575\)](#)
[Block Plan-11052026\(3\).pdf](#)

Do you have any relevant policies from your statutory development plan?

Yes

Policies from statutory development plan

[ALP policy 15.pdf \(/document/71f6126e-a647-46f6-9630-763d265f51ee\)](#)
[ALP front page.pdf \(/document/b813e685-389c-49f6-b8a6-7a614fc0fca8\)](#)
[ALP policy 36.pdf \(/document/c4a8812f-fb5b-46c9-893a-b84c8052d7b9\)](#)

Emerging plans

No

Supplementary planning documents

No

Site access

Access for inspection

No

Will the inspector need to enter a neighbour's land or property?

No

Potential safety risks

No

Appeal process

Appeals near the site

No

Extra conditions

Yes
Prior to the first use of the development a Flood Risk Emergency Plan that considers all sources of flooding and sets out the use of the proposed flood barrier, shall be submitted to and approved in writing by the Local Planning Authority. The Flood Evacuation Plan should be created in line with 'Flood risk emergency plans for new development' as produced by ADEPT and EA.
Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policies of Adur & Council.

Flood Barrier to be installed prior to use of the basement for sleeping and shall remain in place and maintained at all times.

The application relates to 51A only and not 51

which has restricted use of the basement for non sleeping.

Have there been any significant changes that would affect the application?

There have been no significant changes

Original Evidence

Did the applicant submit a design and access statement with the application?

No

What documents and plans did you use to make your decision?

See decision notice for list of plans
