Expiry: 1/8

Development Management - Delegated Officer Report

Application Number: AWDM/0735/25 Recommendation – Grant

Site: Sussex Yacht Club, Riverside, Southwick

Proposal: Listed Building Consent for removal of existing ground floor WC and shower provision. Relocate Shower and WC to first floor and replacement stairs.

Date of site visit: 18/7

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to the Sussex Yacht Club on Riverside which is parallel with the Brighton Road to the south at a lower level alongside the canal. The pitched and valleyed roofs of the building can be seen from the Brighton Road.

The site is within the Southwick conservation area and is also a listed building.

Listed Building

Grade: **II**
List Entry Number: **1027860**
Date first listed:**15-May-1985**

SOUTHWICK RIVERSIDE TQ 20 NW 3/18 The Royal Sussex Yacht Club Boat Store II Store. Early C19. Red brick and cobble on ground-floor, weatherboarded above. Plain tiled roof with six hips end on to street. Completely irregular fenestration with windows and doors on both floors, those on the first floor opening onto wooden railed walkway supported on steel joists.

In the mansarded part of the building at the western end consent is sought to relocate the ground floor shower rooms into the kitchen area above. This involves the removal of an existing stair and the installation of a new more generous winding stair, internal partitions coming out and cupboards above and over the existing stair being removed. No external work is proposed at this stage though some vents for the new shower rooms may be added to the mansard roof. The site will no longer have a fully fitted kitchen.

Relevant Planning History

None relevant.

Expiry: 1/8

Consultations

Adur Conservation Group: support the application.

Conservation Architect: '*This application proposes reconfiguring the accommodation at the western end of the yacht club. This part of the building appears to have been set out in the 1950s when the yacht club moved into the building. The layout of this area is of low significance, and I do not have any objections to the proposed reconfiguring of the space. As part of a listed building we will need details of new doors, architraves, staircase balusters and any proposed external vents or pipework.'*

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 15, 16, 17 and 33
Southwick Conservation Area Appraisal
National Planning Policy Framework (December 2024)

Planning Assessment

Principle

Alterations to listed buildings or within their curtilages will be acceptable in principle subject to satisfying the statutory test of preserving the architectural and historic interest of the Listed Building. Development within a conservation area should preserve or enhance it.

Heritage

This part of the building has little of heritage value within it. The staircase and partitions to be removed are not of significant heritage value. The new staircase and bathrooms will not affect significant features of the building or impact the external appearance of it.

Residential amenity

No neighbour will be harmed as a result of these works.

Community Facilities

The proposed works will enhance the offer and this valuable local community facility, in accordance with policy 33 of the local plan.

Recommendation

APPROVE

Subject to Conditions:-

Expiry: 1/8

1. Approved Plans
2. LBC 3 year time limit
3. Protect LB
4. Any damage repaired within 2 months
5. Details of doors, vents, etc. to be submitted and agreed first.

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: 24.7.25
Authorised by:	Peter Barnett	Date: 24 July 2025