Development Management - Delegated Officer Report

Application Number: AWDM/1239/25 Recommendation – APPROVE

Site: Emerald Quay Club, Emerald Quay, Shoreham-By-Sea

Proposal: Proposed two storey extension of leisure centre on south elevation to provide new disabled access and lift

Date of site visit: 7th June 2022 when considering previous application

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Emerald Quay is a residential development accessed via Harbour Way located on Shoreham Beach. Emerald Quay leisure centre is located central to the site; it provides a communal recreation and social space for the locality. The main entrance is a two storey building directly to the front of the site facing the intersection with Harbour Way. The first floor of the building is currently only accessible by able-bodied people.

To provide access, a two storey glazed extension is proposed to the main entrance on the south side with a pitched roof. There will be an access ramp provided leading to the entrance with an internal lift to the first floor. The applicant's agent has provided a Design and Access Statement to accompany the application and it states that the new lift and associated hardscaping are not to encroach or impede on existing pedestrian access nor the existing highway.

This application is identical to that previously permitted under AWDM/0695/22 approved in June 2022. This consent has since lapsed and the current application is the same submission again.

Consultations

Adur and Worthing Councils: Environmental Health, Advice given in relation to previous application.

Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:

(1) A preliminary risk assessment which has identified: all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.

(2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority

WSP: - We would recommend approval of the application.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15,33
‘Supplementary Planning Guidance’ comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’’
National Planning Policy Framework (2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area. The assessment remains as previously set out in the previous approval.

The contaminated land condition which was previously attached, is copied below: -

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(1) A preliminary risk assessment which has identified: all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.
(2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
(3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Local Planning Authority.

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Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in*

compliance with the National Planning Policy Framework and policies 34 and 35 of the Adur Local Plan.

This condition has been discharged following submission and approval of AWDM/1451/22. It is therefore not required in this case and the approved details are referred to in the condition set out below instead.

Visual amenity

The proposed extension will be clearly visible within the street scene, being a prominent location at the frontage of the development. The design is crisp and contemporary, a glazed structure with a hipped roof, it links well in design and scale to the existing front gable. The colour finish matches that of the existing Emerald Quay development. The extension will provide a subservient, appropriate development which will be in keeping with the existing building and surrounding locality.

The ramp and landing will involve modifications to existing hardscaping and block pavers to match existing.

Residential amenity

The proposed extension will be visible from residential properties adjacent and opposite the site, there will be no loss of light, privacy or overbearing impact as a result that would warrant a refusal in this case.

Other Matters

The highway and footpath will not be detrimentally affected.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Details in relation to AWDM/1451/22 to be adhered to.

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: Hannah Barker Date: 17th November 2025

Authorised by: Peter Barnett Date: 18 November 2025