Development Management – Delegated Officer Report

Application Number: AWDM/1013/25 Recommendation: APPROVE

Site: South Point, Emerald Quay, Shoreham-By-Sea, West Sussex

Proposal: Retention of bike shelter (retrospective application.)

Date of Site Visit: 27th October 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

Emerald Quay is a residential development accessed via Harbour Way located on Shoreham Beach. It is a mixture of houses and flats, there is a leisure centre central to the site.

Retrospective consent is required for an existing bike shelter located in the corner of the development known as South Point, within an existing parking area. The shelter is rectangular 2.1 metres by 2.9 metres and 1.8 metres high, there is space for 6 bikes to be secured. The bike shelter is currently in use and at the time of visiting it bikes were visibly stored. It is a flat roof and is Perspex to the roof and two sides and is against an existing brick wall on the other two sides. It is open to the front with a concrete base.

Consultations: -

WSP – we would recommend approval of the application.

Representations: -

Objections received from owner/occupiers of 8 and 10 King John Court, 13 St Nicholas Place,

- The principle of the bicycle storage is supported.
- The current structure is not in keeping with the established character and design of the estate.
- Should be brown colour scheme.
- Covenant that finish should be brown.
- Visible from Harbour Way and Emerald Quay.
- Visually intrusive
- Inconsistent with surrounding design detracting from overall appearance and amenity.
- Low quality construction.
- Risk of roof being blown off.
- Applicant is not the owner of the land.
- Object on visual impact and neighbourhood character and design.
- The board should have paid heed to the covenants when designing the shelter.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management
National Planning Policy Framework (December 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.

Visual amenity

The structure is limited in height and scale and is in the corner of the site, it is not clearly visible in public views and the highway. It is visible from neighbouring properties, however it is not considered to be an overly dominant feature and provides a function within this space. It appears to be the most appropriate position for such a structure. Some of the roof and side of the structure will be visible from Harbour Way however the site is set back from the highway with some vegetation. It will not be a significant feature. On balance this is acceptable.

The structure is constructed with white fixtures and it is noted that some representations have been made stating that this finish should be brown to match the overall appearance of Emerald Quay. Suggestions have been made to the applicant to change this finish but they have declined to do so. Their view is that the white complements the surrounding environment, matching soffits, and the brown would have a negative impact. On balance, due to the discreet nature of the structure and its position within the estate the white finish would not warrant a refusal in this case.

Residential amenity

The structure is visible from neighbouring properties however it does not result in any loss of light, privacy or overbearing impact. There is no significant detrimental impact to any adjacent occupiers in this case.

Land Ownership

The matter of land ownership was raised with the applicant and Certificate B has since been submitted and notice served on the land owner.

Recommendation

APPROVE

Is recommendation contrary to letter(s) of representation Y

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: 18th November 2025

Authorised by: Peter Barnett Date: 18 November 2025