Development Management – Delegated Officer Report

Application Number: **AWDM/0792/22** **Recommendation: APPROVE**

Site: **Land East Of Pilots Watch House, Basin Road South, Southwick**

Proposal: **Provision of 8 new beach huts**

Date of Site Visit: **23 May**

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks full permission for the provision of 8 beach huts. The applicant is the Port Authority. The beach huts would be arranged in a staggered formation on what appears to be a hardstanding that formerly acted as a pavement – a level access walkway has been constructed adjacent to the zebra crossing leading from the Lock Gates. The Pilots Watch House is to the west and the promenade extends to the east which is also a public footpath. Also to the east are a long range of huts contained within a single brick built pitched roof building.

The proposed beach huts would be of a pitched roof design, 2.5 metres in height, 1.2 Metres in width and 2.4 metres in depth.

Planning History:

A previous application (AWDM/0163/22) for 5 beach huts, a short distance to the south, was withdrawn as they encroached onto public footpath

Consultations:

Environmental Health

No comment

Technical Services

Flood risk - The application is within flood zone 3 and behind/north of the coastal defence line, but the beach huts will still be at risk to coastal flooding. The western beach hut will be located adjacent to the pedestrian access point onto the promenade from the lock gates. When the beach hut doors are open and it is in use the beach hut will encroach upon the width of the promenade resulting in it being narrow in this area. Please can you confirm if an area of promenade in front of the beach huts will be allocated to the beach huts and if it will be barriered off? The promenade is classed as a Public Right of Way.

WSCC Highways

This proposal is for the provision of eight beach huts. The site is located off Basin Road South, an unadopted road – as such, these comments are for your advice

only. The beach huts will be situated within privately maintained land south of Basin Road South. Beach huts are typically seasonal in nature, and the LHA does not anticipate that the proposed development would give rise to a significant material intensification of movements to or from the site. No parking is to be provided; however, the site is situated in a sustainable location within walking distance of a public car park to the east of the site, bus stops within Southwick to the north, as well as Southwick Train Station. In conclusion, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Representations:

None received

Relevant Planning Policies:

Adur Local Plan (2017):

Policy 4: Planning for Economic Growth
Policy 8: Shoreham Harbour Regeneration Area
Policy 13: Adur's Countryside and Coast
Policy 15: Quality of the Built Environment and Public Realm

National Planning Policy Framework (CLG 2019)

Planning Practice Guidance (CLG 2014)

Planning Assessment

The main issue in the determination of the application is the effect of the proposal upon the character and appearance of the area.

There is been a long established demand for additional beach huts in the District but very few places in which to acceptably site any further huts.

A previous proposal sought to erect 5 huts quite prominently in the wide footpath that acts as a Promenade walkway to the east and would therefore have affected the ability to use the public footpath. The application was accordingly withdrawn.

This revised application is for 8 huts set further back to the north and therefore no longer on the public footpath. The comments of the Technical Services section are noted in respect of the doors of the beach huts potentially affecting the width of the promenade but at the narrowest point, the width of the promenade is over 5 metres wide adjacent to the application site and at its widest 11 metres, so it is not considered that this would materially affect users enjoyment of the promenade.

The application site is effectively an unused triangular portion of land (hence the proposed beach huts are arranged in a staggered form) which appears to be a result of the construction of a level access walkway adjacent to the zebra crossing across

Basin Road South. It is considered that the erection of the beach huts would provide an active use of the land and would provide an additional amenity in this location. The application is therefore considered to be acceptable.

Recommendation

To GRANT planning permission subject to the following conditions

01 Approved Plans
02 Full Permission
03 Ground levels

Is recommendation contrary to letter(s) of representation? N

Case Officer: Gary Peck Date: 8 July 2022

Authorised by: James Appleton Date: 13th July 2022