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Date: 27 April 2026
Service: Development Management
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Our Reference: AWDM/1195/24
PINS Reference: 6006139

Dear Sir

Site Address: Jetty Opposite 31 And 33 Riverside Road, Shoreham-by-Sea, West Sussex, BN43 5RB

I am writing with reference to the above appeal and wish to confirm that the Council will not be submitting a full statement in this case as the Officer's report is considered to contain an adequate summary of the LPA's main issues and concerns. However, I would like to briefly respond to a few points within the appellant's statement.

The appellant's Statement refers to there being similar flat-roofed houseboats already present along the River. However, the existing houseboats of this style are found on the opposite riverbank, close to the shore, and do not project into the river at the end of a jetty, as will be the case with the boats subject of this appeal. The jetty is 24m long and projects further into the river, and therefore is more distant from the shore. The proposed houseboats will be more prominent and have a greater visual impact as a result, compared with those houseboats on the opposite shore or further west on the other side of the footbridge, which also hug the shoreline.

With regard to activity, there is concern is that the houseboats could be used for short-term letting or for holiday accommodation which is more likely to result in more comings and goings from guests, multiple guests using each unit, increased likelihood of parties, etc plus comings and going from cleaners after each change of guest. The site is accessed via a narrow road between, and close to, two bungalows. The proposed parking area is directly at the rear of 33 and 35 Riverside Road. An increase in activity can be expected because the existing use of the jetty is for the mooring of leisure craft and boats

which would have been likely to have been left unattended for periods of time compared with regular use and visitors to a residential houseboat. An increase in noise and disturbance can reasonably be expected, particularly if used for short term lets as explained earlier. Control over the use of the houseboats is therefore recommended should the appeal be allowed and suggested conditions have been set out in a separate document.

Finally, with regard to the submitted Flood Risk Assessment (FRA), you will note that the Environment Agency has requested that it is amended to specifically include levels for the tether/mooring poles. This was not received during the course of the application and so will need to be covered by a condition in the event that the appeal is allowed.

Yours faithfully

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