Development Management - Delegated Officer Report

Application Number: AWDM/0797/22 Recommendation – Approve

Site: Watch Tower, Old Fort, Forthaven, Shoreham-by-sea

Proposal: Proposed radio mast and external stairs from first floor to roof level with new deck over existing roof

Date of site visit: 30 May 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to the Watch Tower sited between Shoreham Fort, a scheduled ancient monument, and the western breakwater to Shoreham Port. The existing building is a small, two-storey flat roofed building 3.5m wide, by 5.8m deep, by 5.4m in height. The building is rendered white with railings surrounding the perimeter. An external staircase with yellow balustrade and handrail sits off the north elevation to provide access to the first floor. There is a service gantry with railings around the exterior of the building to enable maintenance of the windows and shutters, and to provide access to the equipment on the roof.

This application proposes to install a new staircase from the first floor gantry to roof level. A deck is proposed over part of the existing roof, for access purposes, and for installation and maintenance of a proposed new, more substantial, radio mast. The mast is shown as being 4.3m high. New railings, 1.1m high, are proposed around the deck.

The application building occupies a highly visible site, however other than the Old Fort there are no surrounding dwellings or other buildings. The site lies within a Local Wildlife Site and the Shoreham Harbour Regeneration Area.

Relevant Planning History

ADC/0415/08 - Boundary fence (2m high metal railings)

ADC/0741/07 - Change of use and refurbishment of Watch Tower (to east of Shoreham Fort) for use by the National Coastwatch

ADC/0034/11 - Erection of gantry around Watch Tower to enable maintenance of windows and roof equipment

Consultations

Adur & Worthing Councils: Parks and Foreshore: No objections

Public Health: No objection

Historic England: No comment

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 2, 8, 15, 17, 31
Shoreham Harbour Joint Area Action Plan 2019 CA6 (Harbour Mouth)
National Planning Policy Framework (July 2021)

Planning Assessment

The proposed development will increase the height of the tower, from 5.4m to 6.86m to the top of the new roof level railings. However, the extension will be over the northern end of the tower only and will consist predominantly of railings and mast. The height of the roof itself will only increase by 0.45m and it is not considered that it will have a significant visual impact. The new mast is also taller and with more support struts than existing, which has the potential to have more visual impact, but not to a harmful extent.

Whilst the site sits within the Local Wildlife Site the proposals are at upper level and limited to within the existing compound and should not require disturbance of the beach shingle itself.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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: Peter Barnett Date: 1 July 2022

Authorised by: Gary Peck Date: 4 July 2022