Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0633/12

Site: **Shoreham Sailing Club Harbour Way Shoreham**

Proposal: **Single storey extension on north-east side of building to provide boat store (in place of existing 2 no. containers and associated alterations to south-east elevation)**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a single storey flat roof extension with roof lanterns, partial balcony, and flag mast to measure 3.6 metres in height, 7.2 metres in length, and 10.1 metres in width, together with alterations to doors and windows to existing building to create classroom.

The application site is at the eastern end of Shoreham Beach overlooking the harbour mouth. It consists of the sailing club building (which is two-storey in height and of a modern design) together with stored boats. The shingle beach around the site is accessible to the public.

Relevant Planning History
None

Consultations
Adur and Worthing Councils: The **Environmental Health** Officer requests precautionary contamination condition

The **Engineer** has no comments to make on this application.

Representations None

Relevant Planning Policies and Guidance

South East Plan (GOSE 2009): BE1, CC1, CC6, SP1, SP3, SP4, CC1, CC2, CC4, CC8, CC9, T4, NRM1, NRM8, NRM4, NRM10, W2, TSR2, TSR6, S1, S2, S5, S6, SCT1,
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB16, AB22, AR1, AR2, AR7, and AR13

Planning Assessment

Principle

Saved Adur District Local Plan policy AR7 supports, in principle, extensions to existing recreational facilities.

The development is of a scale and character appropriate for the locality as it would provide suitably subordinate functions to the main building.

In doing so, it would improve active recreational for coastal pursuits without conflict with the operation and natural expansion of the Harbour's commercial activities.

Flood Risk and Sea Defenses

The surrounding beach is within Fluvial Flood Zone 3a, but the site itself is a 'dry island' that falls outside of this classification of flood risk.

The development is to be built well within the site, which is stabilised shingle, so would not impinge upon the maintenance and/or structural integrity of sea defenses maintained by the local authority.

Visual amenity

The development would be visible against the backdrop of the commercial harbour setting of Shoreham, and the public beach which is a public open space.

Removal of the existing storage containers, and their replacement with an appropriately scaled extension with flag mast that reflects the architecture of the main building, would enhance this important amenity by enhancing the visual appearance and character of the River Adur scene.

Residential amenity – effect on existing dwellings

The extension is to provide storage for boats and a classroom. The latter may encourage noisier activity at the club house, but any additional disturbance onto the living conditions of neighbours, would be marginal when set against the existing backdrop of a functioning club house and public car park.

Parking and Highway Safety

The classroom may well encourage more travel to the club house but there is ample space at the nearby public car park to accommodate additional parking generated by it.

Contaminated land

The site is not identified as contaminated so an informative is sufficient to raise the applicant's awareness of the risk.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment including the River Adur scene and would not detract from the character or appearance of the area, nor parking and/or highway safety. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with South East Plan (GOSE 2009): BE1, CC1, CC6, SP1, SP3, SP4, CC1, CC2, CC4, CC8, CC9, T4, NRM1, NRM8, NRM4, NRM10, W2, TSR2, TSR6, S1, S2, S5, S6, SCT1 and Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB16, AB22, AR1, AR2, AR7, and AR13

Subject to Conditions:-

1. time limit
2. Approved plans
3. External materials and finishes to match existing building
4. Flag mast to display only club flag and racing signals unless otherwise agreed

Informative

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 14-06-2012

Authorised and signed by: Jo Morin Date: 18 June 2012