expires 07-05-09

Development Control – Delegated Officer Report

Application Number: ADC/0098/09 Recommendation - Permit

Site: Yacht Club Harbour Way Shoreham-by-Sea West Sussex

Proposal: Replacement external staircase

The Application

The application relates to Shoreham Sailing Club which is located on the NE side of Shoreham Beach, directly behind No's 219 and 221 Harbour Way on a 'backland' site. The building is two-storeys high and sits toward the north of the grassed compound which is used for storage of the Club's boats. A harbour-side beach fronts the site to the north and east and there are slipway facilities serving the club.

The club is arranged with function room and refreshment facilities at first floor level, with a balcony which is served by large glazed windows on the SE side. Access to the first floor balcony is via an external staircase which is centrally located and perpendicular to the property.

Permission is sought to replace the existing access staircase which is straight in design and extends 4.4m from the building at an angle of 42 degrees, with a 'T' shaped design which has two entrance points at ground level. The new staircase would still extend from the building by 4.4m but it would be 5m in width, and the stairs would be at a shallower angle of 35 degrees.

Permission was refused for an extension to the existing first floor balcony to 5m in depth on the grounds that it would, by reason of its size, elevated position and increased risk of noise and disturbance, have a detrimental impact on the residential amenities of the locality, particularly at unsocial hours (ADC/0080/08). A subsequent appeal was also dismissed on the same grounds.

Consultations and Representations

Third Parties: There have been no third party objections on the proposals.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AR7.
PPS 1 'Delivering Sustainable Development' (ODPM 2005)
PPG17 'Planning for Open Space, Sport and Recreation'

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AR7 of the Local Plan states that the District Planning Authority will normally permit extensions to existing recreational facilities subject to (amongst others) the development being of a scale and character appropriate to the locality and not detrimentally impacting on the residential amenity of nearby dwellings.

Visual amenity
The proposed replacement stairs would not create an unduly overbearing structure, and it is considered that they would be sympathetic in appearance to the character of the building.

Residential amenity
The previous application (ADC/0080/08) for the extension of the balcony was on a far greater scale, and due to the elevated position would have resulted in loss of amenity to the nearby bungalows and houses in Harbour Way by the increase in use for functions and people congregating. It is considered that the replacement stairs could be utilised for sitting on in only a very limited form, and that they are unlikely to allow for the sort of noise and disturbance generation that was expected from the previous application.

Recommendation

APPROVE for reason that :-

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PB 21/4/09

Case Officer: [redacted]
Date: 20/04/09