exp 2/1

Development Control – Delegated Officer Report

Application Number: ADC/0420/06 Recommendation - APPROVE

Site: **Houseboat 'Newton Bay' 6 Riverbank Brighton Road, Shoreham-by-Sea**

Proposal: **Additional cabin on houseboat deck**

The Application

The application is a revised submission following the refusal of SU/192/05 for a further extension on the landward side of the superstructure.

This steel barge has an existing virtually flat-roofed superstructure (8.4m long, 6.2m wide and 2.4m high) towards the north end of its deck, plus a conservatory extending 4.3m to the north end of the boat permitted retrospectively.

The proposal as originally submitted was to add an 8.3m long extension with a curved roof 2.9m high of the same width as existing. Following negotiation, it has now been reduced to 4.8m long.

Consultations and Representations

English Nature: No comments received.

Environment Agency: No comments received.

Third Parties: No comments received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC2, CH3, ERA2, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AC1, AC4, AC10, AB16
Draft Good Practice Guide for Houseboats (ADC Dec 2006)
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS7 "Sustainable Development in Rural Areas" (ODPM 2004)
PPS9 "Biodiversity and Geological Conservation" (ODPM 2005)
PPG20 "Coastal Planning" (DoE 1992)

Planning Assessment

The site lies within the Adur Estuary Site of Special Scientific Interest (SSSI), of national importance principally because of its habitat for wading birds. It forms part of the 'strategic gap' of countryside separating built-up areas as

defined in the Local Plan. There is a policy objection to new development unless there are compelling circumstances but, in previous cases, the view has been taken that the enlargement of superstructures is acceptable to meet the needs of the householder concerned provided their scale is appropriate.

The length of the proposed superstructure extension originally proposed would have been excessive, creating an overall superstructure 21.7m long on a deck length of 24.7m (ie. 88% of the deck length). The Good Practice Guide suggests 12m length for superstructures, or two-thirds the deck length (in this case 16m).

As a result of negotiation, the plans have been amended to show an overall superstructure length of 17m which is similar to others approved and built in recent years. It would still be a reasonable distance from the end of the deck nearest the bank. Whilst it does not have a nautical character, it is not considered that it would be out of place to an extent warranting refusal.

With regard to the effects on the adjacent houses at Beach Green which back onto the river bank, these would not be overlooked.

Recommendation

APPROVE for the reason:-

The proposed development would not cause additional detraction from the riverscene, harm to the Adur Estuary SSSI or the 'strategic gap' separating built-up areas, or detriment to residential amenities of existing dwellings. It would not conflict with the relevant policies of the Adur District Local Plan (AG1, AC1, AC4, AN1, AB16) and the West Sussex Structure Plan 2001-16 (LOC2, CH1, CH3, ERA2-3, DEV1).

Subject to:-

1. C1Ci
2. C14Ai .....amended plan received on 21 December 2006....

R .. AB16. .. DEV1. .

Case Officer..... [redacted] Date....21/12/06.....

Head of Planning & Community [redacted] Date...22..12..06..