

Development Management - Delegated Officer Report

Application Number: AWDM/0971/25

Recommendation – Approve

Site: Waters Edge, Anchor Close, Shoreham-by-sea

Proposal: To erect a composite/wooden bicycle shelter to accommodate 48 bicycles using two tier stands, relocate parking space.

Date of site visit: 16 February 2026

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a parking court at a block of flats known as Waters Edge on the south side of the River Adur. It is proposed to construct a two-tier bike shelter for 48 bikes in the SW corner of the car park. Existing bike stands elsewhere in the car park are to be removed and a new parking space is to be created in their place, to compensate for the loss of a space required for the new shelter.

It will measure 5.6m by 5.6m and 3.2m high at its highest point. It will be clad in graphite grey composite cladding.

Relevant Planning History

None

Consultations

West Sussex Highways: No objection

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 15, 28
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (December 2024)

Planning Assessment

Visual amenity

The store is not widely visible from the street, being located in the SW corner of the car park where it is screened from view by a garage block adjacent to the site entrance and from a garage block on neighbouring land to the west.

The store is well designed and robust and will not result in visual harm.

Residential amenity

The bike store will be on the boundary of the rear garden of 9 Anchor Close. While the top of the store will be visible above the boundary fence, it is positioned towards the rear of the garden and should not result in any loss of light or outlook.

While there may be some noise from people using the bike store, the store is to be located within a car park where there are already comings and goings and noise from vehicles. It is not considered that serious harm or disturbance will be caused to the nearest residential neighbour.

The store is sufficiently distant from the nearest flats in Waters Edge to not cause a loss of amenity. There is only a garage block on the western boundary.

Highways

The Highway Authority has confirmed that it has no objection to the proposed cycle store or to the relocated parking space.

BNG

The development will be located on an existing hardstanding and no loss of habitat will occur.

Flood Risk

The site is within an area of flood risk but, being a non-solid structure for storing bikes, it is not expected to displace flood water or cause increased risk elsewhere.

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: 10 March 2026

Authorised by: Jo Morin

Date: 11.03.2026