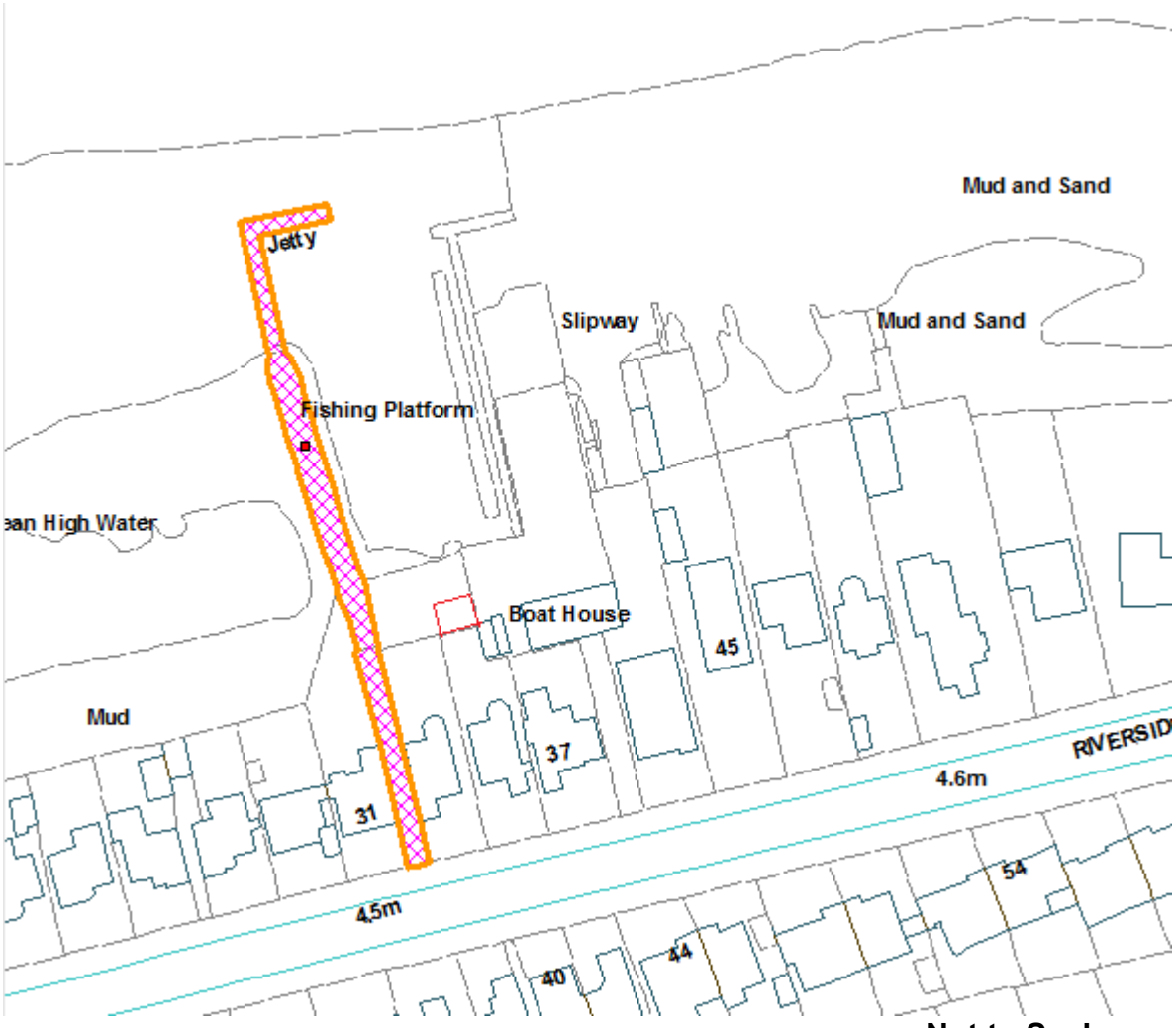
Application Number:	AWDM/1377/25	Recommendation - Approve
Site:	Jetty Rear Of 31 And 33 Riverside Road, Shoreham-by-sea	
Proposal:	Retention of detached outbuilding for storage	
Applicant:	Mr Simon Twiddy	Ward: Marine
Agent:	Mr Richard Simpson - RJS Planning	
Case Officer:	Peter Barnett	



Not to Scale

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Proposal, Site and Surroundings

The application relates to an area of land at the rear of 33 and 35 Riverside Road, on the south side of the River Adur. It is accessed via a narrow access road which runs between Nos. 31 and 33 and which also serves a jetty used for the mooring of leisure craft. The site is within flood zone 3.

The application seeks permission for a building on the land which is to be used for storage in connection with the use of the jetty, specifically for the storage of power tools, hand tools, gardening equipment and small quantities of paints and glues which are all associated with the routine maintenance of the jetty and the applicant's boats. Work had commenced prior to the submission of the application but has been paused while the application is under consideration.

The building measures 2.4m high, 6.1m long and 3.1m wide. It is flat roofed and is to be finished in timber weatherboarding. It has been located directly to the rear of No. 35 Riverside Road, close to the boundary.



The application has been called in for determination by the Planning Committee by Councillor Joss Loader for the following reasons:

- The previous application for residential houseboats has been refused.
- This is a retrospective application and there is sufficient public interest to justify a Committee decision.
- It could create an unacceptable precedent on the riverbank and is out of keeping with the general character of the area.
- It is somewhat bulky and the design is poor.

Relevant Planning History

SU/23/80 – Construction Of Jetty With Vehicular Access.
Application Approved, subject to conditions to prevent storage of materials, catch or any other items; no parking other than for loading/unloading; and a maximum of five boats only.

ADC/0310/07 - Proposed additional berths/wet and dry moorings
Application Withdrawn 20th August 2007.

ADC/0037/08 - Proposed additional berths
Application Refused 4th July 2008.

AWDM/0378/12 - Application for a Certificate of Lawfulness for existing use of land (covered by water) on west side of causeway as mooring for a houseboat (used as self-contained dwelling) - Approved

AWDM/1195/24 - Renovation of existing jetty and change of use from mooring of leisure craft boats to mooring of up to five residential houseboats - Refused 1/10/2025

Consultations

West Sussex County Council: No objection from a transport/highways aspect. Comments that the nature of the proposal is not anticipated to result in a material intensification of use of the existing site access onto Riverside Road and no highways safety concerns would be raised.

Adur & Worthing Councils:

-***Environmental Health Officer***: has no adverse comments

-Surface Water Drainage Consultant: No objection

Environment Agency: No objection

Southern Water: From the site location, it appears that the proposed development lies within an area identified as flood zone 3. Southern Water supports the Government's requirement to apply the sequential and exception tests to development sites located in flood zones 2 or 3. In flood events, additional surface water can inundate sewers, which may result in the overloading of the sewerage system. Southern Water will rely on the Council's consultations with the Environment Agency to ensure that any proposed development on a floodplain is appropriately assessed, and necessary mitigation measures adopted.

In view of the risk of inundation of the proposed drainage system, Southern Water would request that the consent is subject to the following condition:

The proposed drainage system shall be designed and constructed to prevent the ingress of flood water into the sewerage network.

Natural England: No objection.

Marine Management Organisation: Any works within the Marine area require a

licence from the Marine Management Organisation. It is down to the applicant themselves to take the necessary steps to ascertain whether their works will fall below the Mean High Water Springs mark.

Representations

Objection received from the occupier of 35 Riverside Road:

- Outbuilding has been constructed very close to neighbouring gardens
- Harmful impact on amenity
- Height, bulk and siting result in overbearing presence
- Reduced sense of openness that characterises this riverside location
- Overlooks private residential gardens and materially affects privacy and quiet enjoyment of garden contrary to policy 15
- Appearance and positioning out of keeping with open, unobstructed character of riverfront
- Retrospective application as building has been erected without prior permission
- No justification for constructing an intrusive building in such a sensitive position
- Will set a precedent for further incremental development on this site, especially given the recent refusal of a larger proposal on the site (proposed houseboats)

Relevant Planning Policies and Guidance
Adur Local Plan 2017 Policies 11, 15, 31, 34, 35, 36
National Planning Policy Framework (December 2024)

Relevant Legislation

The Committee may grant planning permission for development carried out before the date of the application in accordance with Section 73A of the Town and Country Planning Act 1990 (as amended).

Save that the development will have already commenced, this is a conventional planning application, and the Committee should consider the planning circumstances existing at the time of the decision in accordance with:

-Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and
-Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

This proposal lies within the Built Up Area in planning policy terms.

Policy 11 of the Adur Local Plan 2017 specifically relates to Shoreham. It states: "*the setting of the River Adur will be protected and opportunities taken through new development and other measures to open up public access; new development adjacent to the river should respect its location and character*."

The main considerations are the impact on the character and appearance of the riverside location, the impact on residential amenity, parking and access and flood risk.

Visual amenity

The shed is a modest-sized building which, at 2.4m high, is of a size that would fall within permitted development rights for a domestic outbuilding. It is discreetly positioned on an existing area of hardstanding which has previously been used for open storage of marine-related equipment and for the parking of vehicles associated with the use of the jetty. It is located adjacent to an outbuilding on the adjoining property (The Boat House) and is not intrusive in the riverside landscape. It is not considered that it results in visual harm.

Residential amenity

The building is on the boundary with 35 Riverside Road and an objection has been received from the occupier of that property on the grounds that it is overbearing, visually harmful and adversely affects their outlook.

The building is approximately 14m from the rear conservatory at No. 35 and 16.8m from the main rear wall of that property. There is some vegetation on the boundary within the neighbour's garden which helps to screen the building to some extent. While the building can be seen from the rear of No.35, it is not considered to have an intrusive or overbearing impact and does not cause unacceptable harm to light or outlook. Its low height, distance from the rear of the nearest house and existing vegetation all help to mitigate any impact.

Activity associated with the shed is likely to be low key and the access door faces the river thereby reducing noise and disturbance for neighbours.

It is therefore considered that the building is acceptable in terms of its impact on residential amenity.

Accessibility and parking

The use of the building for storage is expected to be low key and should not result in a material intensification of use of the existing site access onto Riverside Road. The hardstanding is already used for parking and this will continue.

Flood risk

The site is located within Flood Zone 3 and is at risk from tidal flooding from the River Adur.

The submitted Flood Risk Assessment (FRA) explains that the storage building is a ‘less vulnerable’ development and will not increase the vulnerability of the site.

Being within Flood Zone 3 a Sequential Test is required to ensure that development does not take place in areas at high risk of flooding when appropriate areas of lower risk are reasonably available. Being a less vulnerable use for storage associated with the maintenance of the jetty and boats adjacent to the site, it is not considered that there are any reasonably available alternative sites given the need for the building to be close to the boats and jetty to which it relates. It replaces an existing open storage use on the site and does not introduce a commercial use or increase the risk of flooding elsewhere.

There are no objections from the Environment Agency or the Council’s surface water drainage consultant and the proposal is therefore considered to be acceptable in flood risk terms.

The comments of Southern Water are noted but, given the lack of objection from the Council’s surface water drainage consultant and the modest nature of the proposal, it is not considered that surface water run off will be significantly greater than existing and it is unlikely to have an impact on the sewerage network. Their suggested condition is not considered to be necessary therefore.

Recommendation

Approve

Subject to conditions:-

1. Approved Plans
2. To be used for storage associated with the routine maintenance of the jetty and boats only.
3. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the building, be completed as specified, namely dark stained timber boarding, unless otherwise approved in writing by the Local Planning Authority.