Development Management – Delegated Officer Report

Application Number: AWDM/1579/24 Recommendation: APPROVE

Site: Development Site At 12 To 18 Old Shoreham Road, Shoreham-by-Sea

Proposal: Application for a Non-Material Amendment to previously approved AWDM/2294/21. Amendment to description to read: Erection of seven new-build townhouses (C3) consisting of a terrace of five houses (3 storey at front and 2 storey at rear) with integrated car parking and a pair of semi-detached three storey dwellings with integrated car parking.

Date of Site Visit: N/A

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks a non material amendment to amend the description of development. Under application AWDM/2294/21, planning permission was granted for an as yet unimplemented development for *Erection of seven new-build townhouses (C3) consisting of a terrace of five houses (3 storey at front and 2 storey at rear) with integrated car parking and a pair of semi-detached three storey dwellings (3 storey at front and 2 storey at rear) with integrated car parking*

The newly proposed description would read: *Erection of seven new-build townhouses (C3) consisting of a terrace of five houses (3 storey at front and 2 storey at rear) with integrated car parking and a pair of semi-detached three storey dwellings with integrated car parking.*

It is understood that the reason for the proposed change to the description relates to the need to remove a large wall which was once part of the railway embankment due to there being significant retaining structures behind the wall that would be impossible to retain with the approved layout. Subsequently, therefore, a Section 73 application will be submitted to remove the wall and reduce the height of the fill within the retaining area alongside a replanning of the semi detached properties in this location which would change them from part 3 part 2 storey to a full 3 storey structure with a lowered rear garden rather than terrace as originally permitted.

The application site comprises part of the former railway line from Shoreham to Horsham at the point where the line diverged from the remaining Coastway West

line. It has remained undeveloped although was anticipated to form part of the wider Ropetackle development.

Planning History:

Planning permission was granted in 2023 for the *Erection of seven new-build townhouses (C3) consisting of a terrace of five houses (3 storey at front and 2 storey at rear) with integrated car parking and a pair of semi-detached three storey dwellings (3 storey at front and 2 storey at rear) with integrated car parking* under reference AWDM/2294/21.

Consultations:

No comments received

Representations

No comments received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
National Planning Policy Framework (December 2024)

Planning Assessment

The application site forms part of the railway line and is subject to varying levels, retaining walls and bridges and recently accommodated chalk from the Ropetackle development. Along with its triangular shape, it is perhaps not surprising that detailed survey work prior to the commencement of development has revealed the necessity to remove one of the walls which will in turn affect the levels of the site itself, it was already been deemed necessary during the consideration of the previous application to build the proposed dwellings into the slope.

The terrace remains unchanged as a result of the proposed change which affects the semi detached pair of dwellings to the north western corner of the site. The pair of dwellings is relatively close to the nearest residential properties in Buckingham Street but given the nearest block is itself a 3 storey block of flats to both and front and rear, there can be little objection to a pair of semi detached properties being located close by of a similar scale with the only change in any case being the rear of the proposed properties being 3 storey rather than 2 storey built into the ground. Any particular concerns of detail can be resolved during the subsequent application, but the principle of the alteration is considered to be acceptable.

Recommendation

APPROVE

Is recommendation contrary to letter(s) of representation Y/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:	Gary Peck	Date:	6 January 2025
Authorised by:	Stephen Cantwell	Date:	6 January 2025