DELEGATED REPORT

AWDM/1494/23 | Approval of Details Reserved by Condition 32 (levels and access) of Application AWDM/1450/21. | Land East Of 1 To 11 Mercury House Ham Road Shoreham-by-sea West Sussex

Submitted Information

- Application form received 31/10/2023
- 1906-02-T-E - Existing Topographical Survey
- 257 T2 Levels Layout

Condition 32 Levels

With the exception of any site clearance works development shall not commence until a survey and plan of existing and proposed site and slab levels, including provision of access for people with disabilities has been submitted to and approved in writing by the Local Planning Authority. Development shall accord with the details thereby approved and thereafter no other raising of levels shall be carried without the prior written approval of the Local Planning Authority.

Reason: In the interests of clarity and accessibility and because changes in levels may materially affect the impact of the development.

Assessment

The Council's Building Control officer has reviewed the application and raised no objections to the proposal from a building control perspective, including accessibility for wheelchair users.

The case officer has reviewed the application and assessed the impacts of the proposed information with regards to the proposed building levels in comparison to the sites pre-existing surveyed spot levels.

It is concluded that in respect to the location of Block A, the site’s ground levels are between approximately 3.6m and 3.9m AOD. The information provided shows that the proposed finished floor level of Block A would be 3.85m AOD and thus would not result in any raising of the building beyond the approved plans.

With regards to the proposed finished floor levels of Block B, the proposed finished floor level would be 3.7m AOD. This area of the site, the natural ground levels are between approximately 3.5 and 3.7m AOD so at some parts, the new ground floor would be 20 cm higher than the natural ground levels. It is considered that this height would be de minimis and would not alter the previously approved plans nor would it

introduce issues that would be harmful to neighbouring amenity given its minimal height increase.

Conclusion

The submitted details in respect of condition 32 as part of this application AWDM/1450/21 are considered acceptable and are able to be fully discharged.

As such, imposed condition 32 is discharged. Please note that there may be other conditions which may be outstanding.

Officer: Jedd Goodwin-Roberts 03/01/2024

Agreed by Officer: Stephen Cantwell 03/01/2024