



ADUR DISTRICT  
COUNCIL

Planning Committee  
2 September 2024

Agenda Item 7

Ward: ALL

Key Decision: Yes / No

Report by the Assistant Director for Regenerative Development

Planning Applications

1

Application Number: **AWDM/0970/23** Recommendation – **APPROVE**

Site: **42 Brighton Road, Lancing**

Proposal: **Demolition of existing dwelling and construction of a 4-bedroom detached dwelling over 3 levels with rear terrace and associated works. New outbuilding with raised terrace to the south. New detached garage with guest bedroom over and cycle store to the north. Application to Vary Condition 1 (approved plans) of previously approved AWDM/0923/21. Amendments: Increase in height of house by 0.85m, addition of first floor balconies to front elevation, addition of lightwells to front. Increase in height to garage block by 0.37m; addition of cladding to garden room**

2

Application Number: **AWDM/0163/24** Recommendation – **APPROVE**

Site: **42 Brighton Road, Lancing**

Proposal: **Demolition of existing dwelling and construction of a 4-bedroom detached dwelling over 3 levels with rear terrace and associated works. New outbuilding with raised terrace to the south. New detached garage with guest bedroom over and cycle store to the north. Application to Vary Condition 1 (approved plans) of previously approved AWDM/0923/21. Amendments: Lowering of ground level on upper terrace adjacent to the eastern boundary by 1m and erection of 1.5m high fence; lowering of lower garden level by 0.4m**

3

**Application Number: AWDM/0748/24 Recommendation – APPROVE**

**Site: Sussex Yacht Club, 85 - 89 Brighton Road, Shoreham-by-sea**

**Proposal: Construction of flood defence wall, and flood gate across former Tarmount Hard, provision of pedestrian and cycle path and public realm improvements following demolition of yacht club (subject of separate application). Application to Vary Condition 1 (approved plans) of previously approved AWDM/1695/18. Amendment: 12m wide double swing gate replaced with single 12m sliding gate, addition of 3m wide pedestrian gate east of the sliding gate, Flint panelling has been revised to accommodate new 3m gate. New pedestrian gate at the West End and gate for Tarmount Hard is reduced in width to 1.22m. Increase in wall height from 2m to 2.2m and inclusion of railings above the gates, increased thickness of the wall from 400mm to 500mm. The verge to the north of the proposed wall has been increased to 3m in width.**

4

**Application Number: AWDM/1391/23 Recommendation – APPROVE**

**Site: Mariner Point, 83 Brighton Road, Shoreham-by-sea**

**Proposal: Change of use of part of ground floor to Class E (24 hour gym)**

5

**Application Number: AWDM/0873/24 Recommendation – APPROVE,  
subject to consultation response**

**Site: Land East Of 1 To 11 Mercury House, Ham Road Shoreham-by-Sea,  
West Sussex**

**Proposal: Application to Vary Condition 27 of previously approved AWDM/1024/23  
and AWDM/1450/21.**

**Amendment comprising: Alternative landscape design, including use of containers for planting along site frontages (in order to accommodate underground drainage attenuation tanks), also provision of electricity substation within central courtyard, with associated changes to landscaping.**

**Original description (as previously amended by AWDM/1024/23) :  
erection of two blocks of development ranging in height between 3 - 9  
storeys comprising 159 residential units comprising a mix of 1-bed, 2-  
bed and 3-bed units (including a minimum of 30% of affordable  
housing), commercial (class e) floorspace at ground floor, and  
associated parking and landscaping. Application to vary conditions 1  
of previously approved AWDM/1450/21**

**6**

**Application Number: AWDM/0785/24      Recommendation – REFUSE**

**Site:            Land East Of 1 To 11 Mercury House, Ham Road Shoreham-by-Sea,  
West Sussex**

**Proposal:      Application to vary condition 1, of previously approved AWDM/1450/21  
(as amended by AWDM/1024/23) to incorporate amendment of roof  
design for the 8-9 storey tower section of block b to replace approved  
pitched roof with a flat roof.**

**Original description (as previously amended by AWDM/1024/23) :  
erection of two blocks of development ranging in height between 3 - 9  
storeys comprising 159 residential units comprising a mix of 1-bed, 2-  
bed and 3-bed units (including a minimum of 30% of affordable  
housing), commercial (class e) floorspace at ground floor, and  
associated parking and landscaping. Application to vary conditions 1  
of previously approved AWDM/1450/21 (approved drawings).**