

Development Management – Delegated Officer Report

Application Number: AWDM/0163/26

Recommendation: APPROVE

Site: 100 Old Fort Road, Shoreham-by-Sea, BN43 5HB

Proposal: Demolish existing single storey garage and replace with new single storey extension.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

Old Fort Road runs parallel to the Shoreham Beach, and no. 100 is located approx. half way along the road and is positioned on the south side, thereby backing onto the beach proper.

The property has 3no. floors in an architecturally random yet coordinated manner. The ground floor appears as a single storey flat roof, and the first floor does not cover all of the area of the ground floor, there seems to be a smaller flat roof pod, and behind that there is another 'separate' section also flat roof but has a two storey curved drum section which is actually the 'casing' for the internal circular staircase. The rear elevation (south), also has these separate upper floor sections, in a different form and without the curved section. It also has decking on the ground floor.

The external materials used in the construction of the existing building include zinc clad curved staircase; metal privacy screen; metal canopy; Rendered walls.

There is a forward, flat roof garage to the front of the dwelling of the dwelling. The roof overhangs the internal side wall. The garage is not a true rectangle as the east elevation is narrower on the outside elevation. Being approx. 5.6m wide next to existing house and some 4.8m the front width. The length of the garage is some 7m and height being approx. 3.3m. The garage also has an open metal pergola on the north and east elevations.

Proposal:

The application seeks to remove the existing forward flat roof garage structure and replace it with:

- Single storey flat roof front extension measuring some 5.55m wide x approx. 7.m long x approx. 3.3m high;
- Attached open timber pergola on the north and the east elevation

Relevant Planning Applications:

AWDM/0357/23 Retrospective application for retention of garden room in the front (north) garden. **Approved 18.04.2023**

AWDM/1845/16 Extension to existing integral garage to front (north) elevation and addition of grey metal louvres to part of first floor front elevation of permitted extension. **Approved 19.01.2017**

Representations:

None received

Consultations:

WSCC Highways:

The proposal will result in the loss of an existing garage for vehicle parking. This site does benefit from an existing driveway with space for at least two cars, which is to be retained. The loss of the garage may result in the potential displacement of one car having to be accommodated on street, though this would not be considered a highway safety concern.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in severe cumulative impacts on the operation of the highway network, therefore is not contrary to the NPPF (para. 116), and that there are no transport grounds to resist the proposal.

Env. Protection, Env. Health & Licensing:

1. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.

Monday – Friday 08:00 – 18:00 hours

Saturday 09:00 – 13:00 hours

Sundays and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the LPA at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: To safeguard the residential amenity of the area.

Informative: Any person intending to demolish a building or part of a building to which Section 80 of the Building Act 1984 refers must give the council notice of their intention using the demolition notice. See <http://www.adur-worthing.gov.uk/environmental-health/demolition/>.

NB: As the proposal is not for the construction of a new dwelling(s), there is no requirement to put the hours of construction condition on any approval.

Relevant Planning Policies and Guidance:

Adur Local Plan 2017 Policy 1, 15

Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework 2024

Planning Assessment

Principle

The proposal comprises upgrading of the existing dwelling located within the built-up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwellings and their surroundings.

Visual and Residential Amenity:

The replacement building will integrate well with the overall design of the property, and it is shown to be using the zinc finish cladding that is already on the building around the first floor staircase and the second floor street facing section also. The zinc cladding will be pulled down to the ground floor to seamlessly merge with the upper floors.

The zinc cladding will also wrap around to part of the side ground floor (west), to be above and to the side of render finished walls.

The front north elevation will contain a new corner window will be part of the construct together with a high level window; and the internal elevation (east) will have the side of

the corner window and a glazed new door. The new windows and glazed door will not result in overlooking of neighbouring properties.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved without amendment.
2. Demolition.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 30.04.2026

Authorized by: Peter Barnett Date: 1 May 2026