



11a West Street, Shoreham
[Application ref. AWDM/1846/22]

Planning Statement - Supporting Section 73 Application

Address: Development Site of 11 West Street, and Rear Hall West Street, Shoreham-by-sea, West Sussex.

Consented Proposal: 'Part Demolition of former nightclub building and conversion into a single dwelling house'. Allowed at appeal 31 January 2024.

Proposed Variation of Condition 2:

The development hereby permitted shall be carried out in accordance with the following approved plans: PL-01, PL-02A, PL-03C and PL-04A.

We propose the substitution of approved plan reference PL-03C with drawing 26003-P-110A. The variation is intended to deal with proposed minor amendments to the consented scheme. Specifically, we note the following amendments:

- Change to proposed wall cladding material – we note that the precise details of materials to be used in the construction of external surfaces of the dwelling, is the subject of a condition (condition 3) on the original consent. The applicant is content for this condition to remain, if necessary. The purpose of the proposed change in material is to pursue a cladding material which will (1) maintain the distinct appearance of the existing building within the setting and (2) allow maximum depths of insulation for a low energy building construction.
- Change to the proposed levels – the garden is currently raised relative to the adjacent car park. We propose lowering the level in part of the garden and a corresponding part of the interior ground floor. This will make the garden more enclosed for privacy and will not impact the adjacent neighbours or the character of the setting. We note that the amended proposals still show existing (consented) levels are retained at the boundaries. The current condition (condition 5) relating to potential contamination could remain, to deal with any perceived risks from the former use.
- Change of patio windows – windows are shown enlarged to suit the above new levels and to offer an enhanced connection between interior and garden.
- North facing roof lights are subject to minor repositioning. An additional rooflight is shown to the south – the central light now being a pair. The new pairing will provide enhanced natural afternoon light to the re-positioned internal stair well, to the benefit of the interior. The new rooflight does not serve habitable floor space directly adjacent the window internally.

STICKLAND WRIGHT LTD.

t: 01273 964051

e: studio@sticklandwright.co.uk

23 Vine Street, Brighton, BN1 4AG

Company No. 11222477 (England and Wales)

VAT No. 293 1439 91

Registered Office: 23 Vine Street Brighton BN1 4AG

- To the front elevation, facing east (concealed behind 11 West Street), is amended to omit one window, then to slightly widen and re-position the entrance door.
- Internally the rooms are re-configured to show two bedrooms only. This is to make a more generous interior. This change makes no impact on the building exterior in and of itself.

We have intentionally sought to make amendments which are minor in nature, and which will have no material impact on neighbouring properties or their amenity, the character of the consented proposal or the wider setting (particularly considering the current building's character within the setting). Where changes are made, the existing consent is already conditional upon the agreement of detail. Our client is content for such conditions to remain.

Stickland Wright
6th February 2026

STICKLAND WRIGHT LTD.

t: 01273 964051

e: studio@sticklandwright.co.uk

23 Vine Street, Brighton, BN1 4AG

Company No. 11222477 (England and Wales)

VAT No. 293 1439 91

Registered Office: 1, 6 Vernon Terrace, BN1 3JG