Expiry: 17/7

Development Control – Delegated Officer Report

Application Number: AWDM/0626/26 Recommendation – Approve

Site: 54 Old Fort Road, Shoreham Beach

Proposal: Demolition of existing chalet bungalow and erection of a three storey house (Revised Proposal).

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 1/7 and 24/7

Site and Surroundings

The application relates to a detached bungalow on the southern side of Old Fort Road backing onto the beach. It is adjacent to a roundabout and to a public footpath leading to the beach on its east side. There is an open gap in development at this point. The dwelling is a rendered and painted bungalow with a hipped and crown tiled roof. No. 52, to the west is a fully two storey house. No. 56, east of the roundabout is a chalet bungalow with a three storey tiered house to its east. There is a three storey flat roofed block of flats diagonally opposite the site. Opposite the site are bungalows, one with a large front roof extension and two storey houses. There is a three storey house in this run of houses at No. 44. Old Fort Road has seen considerable change over the last 20 years. Many houses have been replaced by much larger houses, many three storeys, of varying design using a wide palette of materials.

The existing bungalow has a shallower front garden than that typical of houses on the south side of the road. The front garden also angles to reflect the curve of the roundabout. It has a flat roofed projecting double garage abutting No. 52's boundary with forecourt parking for 2 to 3 cars. The site is approximately 15 metres wide with a maximum depth of 42 metres.

The site is in Flood Zone 3. There is no known surface water flood risk. It is not in a conservation area and is not listed. The beach itself is a Local Wildlife Site and Local Nature Reserve.

Permission is sought to demolish the bungalow and to replace it with a three storey tiered flat roofed dwelling. The application has been revised since first submitted. The height of the garage has been reduced by 500mm. The second floor, other than the stairwell, has been set in 2200mm from the west flank wall. It has also been set back 1400mm from the front (north) first floor wall, other than the stairwell. A second floor terrace has south and east side access with planters restricting full width to the west side and full depth to the north side.

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The new garage is set further back from the street but is wider than the existing. Otherwise, the footprint is similar to the existing bungalow but set further off the west boundary. A first floor south side terrace extends in part deeper than the existing conservatory to be removed.

Consultations

Environment Agency:
We are satisfied that **our previous objection to the proposal** (as per our letter dated 10 August 2026) **can be removed, provided that the following condition be attached to any planning permission granted,** and that the details in relation to the condition be submitted and approved by the Local Planning Authority.

Condition – Flood risk
The development shall be carried out in accordance with the submitted Flood Risk Assessment (ref 0766.FRA.001.B/ May 2026) and the following mitigation measure it details:

- **Finished floor levels shall be set no lower than 6.70 metres above Ordnance Datum (AOD).**
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This mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason
To reduce the risk of flooding to the proposed development and future occupants.

Advice to the Applicant

Environmental permit – flood risk activities
The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert

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- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)
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For further guidance please visit Flood risk activities: environmental permits - GOV.UK or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Sign up for flood warnings
The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning or visit Sign up for flood warnings - GOV.UK. Our flood warning service is a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit Prepare for flooding: Protect yourself from future flooding - GOV.UK.

To get help during a flood, visit What to do before or during a flood - GOV.UK.
For advice on what do after a flood, visit What to do after a flood - GOV.UK.

WSP:

Thank you for your consultation on the above site. We have reviewed the application as the drainage consultant acting on behalf of the Council and wish to make the following comments.

The applicant is applying for the demolition of existing chalet bungalow and erection of a three-storey house. The application is to Adur District Council.

Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development **we would recommend the approval of the application** with the following conditions:

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Condition 1: Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the Non-Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any infiltration drainage. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Adur & Worthing Council.

Condition 2: The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

I. a timetable for its implementation.
II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
III. a management and maintenance plan for the lifetime of the development which shall include details of design life and the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of Adur and Worthing Council.

Southern Water:

Use of the current Foul Water Drainage system will be acceptable.

If the developer wants Southern Water to adopt a proposed SuDS system it shall be designed and constructed in line with the Design and Construction Guidance www.water.org.uk/sewerage-sector-guidance-approved-documentss/.

No soakaways should be connected to the public surface water sewer.

The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS). Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption of SuDS will be considered if requested by the developer if they comply with: Design and Construction Guidance (Appendix C), CIRIA guidance and Southern Water SuDS Guidance available here:

https://www.water.org.uk/sewerage-sector-guidance-approved-documents/

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https://www.ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS

Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.
Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should
: - Specify the responsibilities of each party for the implementation of the SuDS scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development. This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991.

Proposed soakaways

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

No Soakaways should be connected to the public surface water sewer.

Proposed Development located in Flood plain

From the site location, it appears that the proposed development lies within an area identified as flood zone 2/3. Southern Water supports the Government's requirement to apply the sequential and exception tests to development sites located in flood zones 2 or 3. In flood events, additional surface water can inundate sewers, which may result in the overloading of the sewerage system. Southern Water will rely on the Council's consultations with the Environment Agency to ensure that any proposed development on a floodplain is appropriately assessed, and necessary mitigation measures adopted.

As this site is in a high-risk flood zone the new foul drainage system must be resilient to the flooding as we do not want flood waters to enter the system which would then impede foul drainage from this area and potentially downstream. The developer must ensure the new foul system draining the development does not create a new low spot on the network. If this is a possibility then consideration should be given to having a pumped connection or other satisfactory mitigation. It appears the area is also prone to high groundwater. The new system must be constructed to withstand high groundwater and should be watertight at pipe joints; within manholes and at

ground level. The integrity of the system with respect to water tightness must be demonstrated by air testing.

Condition

In view of the risk of inundation of the proposed drainage system, Southern Water would request that the consent is subject to the following condition: The proposed drainage system shall be designed and constructed to prevent the ingress of flood water into the sewerage network.

Proposed works involve demolition.

In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction work, an investigation of the sewer will be required to ascertain its ownership before any works commence on site. If this happens, please call our Customer Service Desk on 0330 303 0119

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)

Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk

West Sussex County Council: The **Highways Authority**

No objection subject to conditions.

Car parking space (details approved)
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Environmental Health

Hours of work condition
Details of construction management plan required
Informative regarding demolition proposed.

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Representations

The neighbour at No. 52 withdrew their original objections having seen the revised plans.

The owner of No. 52 and the neighbour at No.67 Old Fort Road also objected to the initial plans as follows:

- Overdevelopment of the site.
- Out of keeping with the scale and density of surrounding buildings and street scene which consists predominantly of two storey and chalet style houses.
- Other 3 storey houses are less imposing as they are not on a corner plot next to an open space and beach access. The three storey house is dominant and disproportionate for the plot.
- It does not respect or complement the surrounding houses and design language. More recent developments have been far more sensitive with their height considerations and the way in which they have used angles so as not to appear too dominant on the foreshore.
- The height, bulk and immediate proximity of the structure will create an overbearing and dominant environment for No. 67 as well as a significant loss of views on either side of the house it will fill our vista.
- -Overlooking of bedrooms at No. 67
- The east facing windows at No.52 will be overshadowed by the proposal.
- The scale, height and massing of the building would create a dominant presence alongside No. 52 and would materially reduce the sense of openness currently experienced from both the house and garden.
- Terraces and elevated areas may impact neighbouring privacy and amenity.
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Relevant Planning Policies

Adur Local Plan 2017 policies 1, 2, 15, 18, 19, 30, 31, 34, 35 and 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'; No.2 'Extensions and Alterations to Dwellings'
Sustainable Energy SPD (August 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).
National Planning Policy Framework (August 2026)
Circular 11/95 'The Use of Conditions in Planning Permissions' (DoE 1995)

Planning Assessment

Principle

The proposal involves upgrading the existing housing stock 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 dwelling and its surroundings.

Visual amenity

It is clear that the proposed dwelling is very much larger than the existing bungalow and its immediate neighbour at No. 52 and will represent a considerable change to the streetscene.

However, there are a number of three storey tiered houses on Old Fort Road, for example but not exclusively Nos. 44, 66, 98, 100, 114, 124, 136 and No. 138. There are three storey houses positioned next to two storey or chalet bungalows along the road. There is also fluctuation in the front building line with front two/three storey details projecting forward of their neighbours.

The proposed revised house will have a ridge height of 15.50m AOD. This is the same as the house recently built at No. 66. It is no closer to the road than the existing bungalow but is closer to the road than other replacement dwellings as the front garden is shallower. It is considered to be acceptable in the streetscene as the site is spaciously set at this open 'corner'.

Policy L2 of the newly published NPPF encourages the creation of additional homes or floorspace by using the airspace above existing residential premises or though sensitive redevelopment within existing plots. It says development should be *'consistent with the overall street scene, other than where: it is appropriate to have larger buildings (such as street corners, or where building upwards would not cause substantial harm to the character of a building and its surroundings).*

As this is an end or 'corner' site adjacent to an open beach area and three storey infill is commonplace in Old Fort Road, the proposal is considered to be consistent with this policy.

Other than the garage, the proposal is set further off the west boundary than the bungalow and leaves 2 metres to it, 4.2 metres at second floor. The existing gap to the east boundary is maintained. This level of separation provides sufficient space between neighbouring properties to ensure the proposal does not appear overly cramped in streetscape terms. The appeal decision at No. 66 referenced the openness of the area which allows larger buildings to sit next to smaller ones without significant harm.

The building will be finished in 'light beachy tones' comprising buff brickwork and natural timber cladding and is considered to be an acceptable addition to the varied street scene of Old Fort Road.

Residential amenity

The revised proposal and the reduction in the size of the second floor ensures that the secondary first floor side windows at No. 52 will still receive adequate light.

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The new house extends beyond the rear of No. 52 at ground and first floor by the same distance as the existing bungalow, approximately 1.7 metres, with a separation distance in excess of 3 metres. No harm will occur.

A first floor rear terrace extends between 1.2 and 3.2 metres out further with the greater depth off the shared boundary by 5 metres. Inadequate height and possibly designed end privacy screens are illustrated. A second floor terrace is shown to the depth of the first floor rear wall. Again, a higher screen may be necessary depending on the proposed planting and its likelihood of being preserved as a deterrent to access the full width of the potential terrace. Consequently, the details of final privacy screens are reserved by condition.

One west side first floor window is shown. This is conditioned to be obscurely glazed and either non-opening or non-opening below a cill height of 1.7 metres to prevent overlooking of side windows at No. 52.

Because the site is in flood zones 2 and 3 the ground floor level is raised 4 steps above garden level. Careful consideration will need to be given to fencing along the boundary with No. 52 to ensure privacy is maintained. Boundary fencing is reserved by condition.

It is not considered that No. 56, 45 metres to the east, will suffer any harm. The objector at No. 67, on the north side of Old Fort Road will also not experience any significant harm. At 40 metres from the development no significant overlooking or loss of light will occur. Planning cannot protect a view.

Sustainability

The proposal is designed to exceed Building Regulations requirements for insulation and internal thermal mass. Two ASHP are shown to be provided and the flat roof system is intended to incorporate PV's. Triple glazing and mechanical ventilation, along with opening windows will deal with ventilation and cooling year round. Brise soleil at the rear will prevent overheating in the summer months but allow for solar gain otherwise.

No details of the ASHP's are provided and as they are shown adjacent to the neighbour's boundary at the front of the house details of their final position and noise output is reserved by condition.

Flood Risk/Drainage

The EA has agreed the latest set of revised drawings and accompanying FRA.

Highways

No alterations to the highway are proposed and parking for two cars off street and the double garage are proposed. The garage includes cycle parking and refuse/recycling storage.

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Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Details of Materials
4. In accordance with FRA
5. Details of surface water drainage
6. Details of SuDS maintenance/management plan
7. Details of foul drainage
8. Car parking provided
9. Details of CMP
10. Details of hard and soft landscaping
11. Details of privacy screens
12. Details of walls and fences
13. West side window obsc/1.7
14. No new side windows
15. Details of ASHP
16. PD restricted
17. Hours of working

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

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. Environmental Permit
3. Flood warning sign up
4. SW notifications
5. ASHP
6. Precautionary land contamination
7. Pulverised ash
8. Notice of demolition
9. Parks and Foreshore consent

Case Officer: MOK Date: 23/9

Authorised by: Peter Barnett Date: 24 September 2026