

Development Management – Delegated Officer Report

Application Number: AWDM/1538/25

Recommendation: APPROVE

Site: 32 Kings Walk, Shoreham-by-Sea, BN43 5LG

Proposal: Change of roof and tile hanging material to black concrete tiles. Black timber cladding to part of first floor at front.
Replacement balustrade and new first floor sliding doors to front.

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:

No. 32 Kings Walk is located on the north side of the road, and is a two storey detached house with a front two storey outrigger. There is a first floor balcony area with glazed screening. The property has a rear, flat roof extension, and there is an outbuilding within the rear garden, indicated to be an art studio. There is a vehicular access to the property and parking on the front amenity area. The property faces directly onto the beach and the sea.

The street comprises predominantly detached dwellings, mostly two storey although some have extended into the roof making them 2 ½ storeys. Many of the properties have been refreshed and modernized. Roof coverings have been updated with different colours.

The site is not a Listed Building or within a Conservation Area.

Proposal:

The application seeks permission to:-

- Change roof tiles to black concrete;
- Replace first floor tile hanging with horizontal black timber effect cladding to part of first floor front;
- Replace first floor tile hanging with vertical natural timber cladding to first floor outrigger;
- Black concrete tile hanging to first floor to east side

- Replace first floor balcony screen and balustrading with continuous glazed screen; and
- Replace existing first floor window with full glazed sliding doors.

Relevant Planning Applications:

AWDM/0835/25 Hip to gable roof extensions, rooflights to front and rear, alterations to fenestration, squared off front terrace and new glass balustrade Single storey side extension. **Approved 25.09.2025**

Representations:

None received

Consultations: None

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 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 dwellings and their surroundings.

Visual and Residential Amenity:

The updating of the detached dwelling will be in keeping with other properties along the street which have been updated, and the material palette and proposed colours will co-ordinate well with the character of the street.

None of what is being proposed is considered to result in any harm to the existing or residential amenities of neighbouring properties.

There is an earlier approval relating to this property, and if that were to be undertaken along with this current proposal, it would not be out of keeping with the locality.

Flood Risk

The site is within flood zone 3. However, as none of the proposed works are to the ground floor and are purely related to the use of materials, the proposal will not increase the existing flood risk.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 30.01.2026

Authorised by: Peter Barnett Date: 30 January 2026