

Development Control – Delegated Officer Report

Application Number: AWDM/0377/26

Recommendation – APPROVE

Site: 154 Old Fort Road, Shoreham,

Proposal: Application to Vary Condition 1 (Approved Plans) and Condition 3 (materials) of previously approved AWDM/1246/25. Amendment: to change the colour of some of the window panels (north and east elevation).
ORIGINAL DESCRIPTION: Existing first floor timber balcony to be replaced and enlarged along with the addition of a new staircase providing access to the garden. Single storey frontage outbuilding to include garden room, shower room and storage. Swimming pool, sauna building and outdoor kitchen, garden storage building and bin store. Fenestration alterations and new zinc roof with rooflights.

Date of site visit: 24/4

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

This application relates to a two storey house backing on to the beach in the cul de sac part of the east end of Old Fort Road. The site is not in a conservation area and is not a listed building. There are no TPO's on the site. It is in flood zones 2/3 but is not at surface water flood risk.

Permission was granted last year to replace and enlarge a rear balcony and to include a powder coated steel spiral stair from it to the garden. A frontage outbuilding, rear swimming pool and internal works were also approved. The main house is to be reclad in zinc and the first floor cladding replaced with new timber cladding along with new windows and window panels. PV's are proposed at main roof level.

Proposal

This application is a variation to planning permission AWDM/1246/25. It seeks to vary approved conditions 1 and 3 to allow coloured panels to be added above and below 3 replacement windows on the frontage and below 1 replacement window on the east elevation. These panels were previously shown to be dark in colour, as now.

Relevant Planning History:

AWDM/1246/25 - Existing first floor timber balcony to be replaced and enlarged along with the addition of a new staircase providing access to the garden. Single storey frontage outbuilding to include garden room, shower room and storage. Swimming pool, sauna building and outdoor kitchen, garden storage building and bin store. Fenestration alterations and new zinc roof with rooflights. Granted 26.11.25

Consultations:

None.

Representations:

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (December 2024)

Planning Assessment

The principle of the development has been accepted the main issues are whether the changes to the design are acceptable.

Visual Amenity

This is a detached house at the end of the Old Fort Road. It is set well back from the road. Houses in Old Fort Road differ considerably in design and materials. The introduction of coloured panels to the frontage and east side will not jar with the general mixed vernacular locally.

Residential Amenity

No neighbour impacts are anticipated.

Recommendation

APPROVE subject to Conditions:-

1. 1. Approved Plans

2. Standard 3 year time limit
3. Materials as specified
4. No sleeping accom in outbuilding
5. Surface water drainage details
6. East end screen erected prior to first use and obsc glazed to min level 3

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

Informatives

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.

The applicant should, where possible, follow the permitted development scheme following the MCS 020 March 2025 guidance at <https://mcscertified.com/mcs-has-published-an-updated-version-of-mcs-020/>. This guidance provides a screening process for the installation of the ASHP, that if met requires no further noise assessment etc.

Floodline details as per EA's comments.

Case Officer: MOK Date: 5/5

Authorised by: Peter Barnett Date: 5 May 2026