Development Management – Delegated Officer Report

Application Number: AWDM/0884/26 Recommendation: APPROVE

Site: 219 Harbour Way, Shoreham-By-Sea, West Sussex

Proposal: Single storey side extension and new replacement boundary wall treatment.

Date of Site Visit: 6th October

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached bungalow on Shoreham Beach. It is adjacent to a carpark with three storey town houses opposite and bungalows to the south. The Shoreham Sailing Club is to the rear.

Consent is sought to add a single storey flat roof extension to the side and replace the side boundary wall which runs alongside the adjacent car park with a composite fence in anthracite grey. The extension is to be clad with grey boarding to match existing.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (August 2026)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension will provide a day room, 5 metres in width and 4.6 metres in depth. It will be clearly visible within the street scene. There is a fence as existing to the side of the property at the site of the extension. This will be removed and the front elevation of the extension will be visible to the road.

The side wall will be removed and replaced with anthracite grey fencing made of recycled material with concrete posts and gravel boards. This will be clearly visible along with the extension in the street scene and from the adjacent car park.

The extension is subservient to the main dwelling and is matching in materials. It is acceptable in character and appearance with the existing building. The materials used will complement the existing contemporary appearance.

The side fence will further relate to the contemporary style, in dark materials it will not be dominant or result in any harm to the existing visual amenity of the locality. Being on the end of this row of properties it is a unique site and the boundary treatment can be considered in isolation here. There are other side walls however these do not result in a common pattern or character which would be harmed in this case with this proposal. The removal of the wall and replacement with fencing does not set a precedent for other replacement of walls within the vicinity of the site. Each case is judged on its own merits.

The applicant's agent has supplied evidence to show that the wall is currently structurally unsound and in need of removal.

Residential amenity

The extension and fencing will be visible from the neighbouring properties opposite the site. However there will be no loss of light, privacy or overbearing impact as a result. The works are directly adjacent to a car park so no impact upon residential amenity in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing cladding and fencing in accordance with submitted details composite, anthracite fence panels.

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 22nd October 2026

Authorised by: Peter Barnett Date: 22 October 2026