

Development Management – Delegated Officer Report

Application Number: AWDM/0685/26 Recommendation: APPROVE

Site: 16 Benbow Close, Shoreham-By-Sea, West Sussex

Proposal: Demolish existing outhouse and replace with proposed studio

Date of Site Visit: 07.07.26

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a small bungalow within a Close of similar properties in close proximity on Shoreham Beach. There is an existing building to the rear of the site which is used as an art studio. This has a hipped roof and is 2.5 metres maximum height. Consent is sought to remove this building and construct a larger art studio with W.C attached. This will have an increased footprint 6.5 metres wide and 3.8 metres deep with the W.C projecting on the western side. The building will have an asymmetrical roof with the highest point set back from the rear boundary up to 2.8 metres high with high level glazing in the north, rear side. The entrance door faces the host dwelling with a door and window to the building and small front window to the W.C. There is also a high level window on the east side.

Consultations:

Southern Water: - No objection, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

Surface Water should not be disposed of into public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations.

Any new connection to the public sewerage system will require a New Sewer Connection application to be submitted and approved by Southern Water.

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 works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Representations: - None received.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15

‘Supplementary Planning Guidance’ comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’

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 building is not visible within the street scene. It is visible from the neighbouring properties which are all backing onto the site of the building within the close block of properties. The building at its maximum height of 2.8 metres is not overly high and replaces the existing detached outbuilding. There are other outbuildings to the rear of neighbouring properties. This would not be a feature that is out of keeping within the existing built environment. It will be subservient to the main bungalow.

The materials to be used will match that of the existing house with Cedral cladding.

Residential amenity

As mentioned above the character of this locality is formed of a close group of bungalows; low level development in close proximity to each other. The replacement building will be higher than existing, however there is some vegetation on the boundary which is on the neighbours side which can therefore remain for screening. The high level windows will not lead to overlooking as they are to provide north facing light for the benefit of the art studio. There are no other openings to the rear which will lead to overlooking.

The building is set in from the side and rear boundaries. The roof slopes away from the rear boundary also.

The proposal can be supported in this case as it replaces an existing building and has limited impact which would not warrant a refusal in this case.

The use will be restricted to be ancillary use only with no primary living permitted.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as stated

4. No additional windows on the north, east or west elevation of the building.
5. Incidental use only.

Is recommendation contrary to letter(s) of representation N

1. 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.
2. Southern Water informatives

Case Officer: Hannah Barker

Date: 14th July 2026

Authorised by: Peter Barnett

Date: 14 July 2026