

Development Management – Delegated Officer Report

Application Number: AWDM/1479/25 Recommendation: APPROVE

Site: Fins, West Beach, Shoreham-By-Sea, West Sussex

Proposal: Proposed external insulation (with 100mm increase in width on each side and 25mm increase to front), new rendered finish, facade modernisation (including alterations to glazing) and creation of semi-enclosed first floor balcony to front.

Date of Site Visit: 12th January 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey flat roof, detached dwelling on the north side of West Beach facing the beach. The Design and Access Statement refers to the building being constructed around 1969. There is lots of glazing to the front elevation, off street parking and a small rear garden. Along West Beach, either side of the site there are various style properties. There are different designs, scale of buildings and use of materials.

The application seeks consent to upgrade the building; the Design and Access Statement refers to “improving the structural robustness, thermal efficiency and overall appearance of the property by upgrading the external envelope and re-designing the front façade.”

The flat roof, two storey character will be retained and external wall insulation will be added to the building and finished with white render finish. The insulation will increase the scale of the building slightly, 100mm on each side and 25mm to the front beyond the existing building line. The insulation to the front will be installed between the existing/protruding corner pillars.

The Design and Access Statement states: - “The External Wall Insulation will significantly enhance thermal performance – exceeding current Building Regulation requirements – and will better protect the existing structure from wind driven rain, an important consideration at this exposed seafront location. The entire property main structure will be wrapped to ensure consistent performance and longevity.

The proposal also includes alterations to glazing to the front and side, the existing side central windows will be removed. Also proposed is an internal balcony, enclosed by the existing building.

There are some fenestration changes including the new garage door to the front elevation and a Juliette balcony added to the rear elevation.

The building will be mainly white render with contrasting dark grey render and dark concrete architectural panels referred in the Design and Access Statement as feature cladding.

Consultations

WSP Flood Consultant: - Due to the site, size, location and type of development we would recommend the approval of the application.

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'
National Planning Policy Framework (December 2024)
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 changes to the building, including the change in materials, glazing, internal balcony, addition of insulation and fenestration details will be visible within the street scene. The building will gain a more contemporary appearance. This will be in keeping with the existing building and street scene. It will complement the existing building and locality.

Residential amenity

The main properties to be affected are those either side and to the rear, the beach is opposite the site.

The scale of the building will be increased slightly however this is insignificant and will have no adverse effects. The internal balcony is screened by the existing building and therefore no overlooking will occur. The centrally positioned side windows will be removed improving the existing situation. The rear Juliette balcony will result in no greater overlooking than existing. There is in excess of 22 metres between the rear of the building and the rear of the neighbouring properties to the north.

There will be no adverse impact upon the residential amenities of the occupiers of the adjacent dwellings.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on approved plans.
4. No additional windows on the east and west elevations.

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: 15th January 2026

Authorised by: Peter Barnett

Date: 15 January 2026