Expiry: 2/9

Development Management - Delegated Officer Report

Application Number: AWDM/0835/25 Recommendation – Approve

Site: 32 Kings Walk, Shoreham

Proposal: 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.

Date of site visit: 14/8

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached hipped roof two storey dwelling on Kings Walk facing the beach. It has a projecting hipped roof first floor front addition which is repeated on some neighbouring properties. It also has a first floor front terrace again like neighbouring houses. The property is set further off the east side wall with its main entrance in this elevation. There is also a narrower gap to the west elevation. There is a large detached outbuilding in the rear garden identified as an 'art studio' for the applicant's personal use only.

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 zone 3 and is also at high risk for surface water flooding.

The application has been revised since first submitted. A 2nd floor front extension has been deleted but the raised gables and rooflights front and rear are still proposed. Traditional materials are also now proposed. The single storey east side extension, including store and canopy remain as does the extended front first floor terrace with new balustrade.

Relevant Planning History

1572/22 - Replacement of garage with art studio for personal use. Granted.

SU/222/83 – Garage and car port at rear. Granted

SU/495/78 - Extension To South Elevation And Additional First Floor Windows. Granted.

Consultations

WSP: No objection on surface water grounds.

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Representations

3 objections received to the original notification, none received to the notification on these revised plans. Objections summarised as:

3 storey front addition out of character;
Raised gables out of character with predominant hipped roof design locally;
Use of zinc and black gives extensions industrial appearance out of keeping in residential area;
Side extension and blank wall adjacent to No. 33's boundary would be oppressive to their main entrance and harmful to their light and outlook;
Side extension will lead to a wind corridor at No. 33

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 15, 35 and 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)

Planning Assessment

Principle

The proposal involves upgrading 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 dwelling and its surroundings.

Visual amenity

Raised gables are visible in the immediate area, see Nos. 30 and 37 and there are front rooflights also. Four front rooflights are proposed in this case, including one over the stairs. This is similar to a recent build nearby at 62 Beach Green. Matching roof tiles are now proposed. The roof alterations will not be harmful to the streetscene.

The side extension has a mono pitched roof and will extend to almost the west side boundary. The eaves height is 2.2 metres rising to 4.2 metres at ridge level. It is set back from the main front wall by 1.4 metres and does not extend to the full depth of the original side wall. A similar, though flat roofed, extension has been added to the side of No. 30. Again, it is not considered that any significant visual harm will result.

The front roof terrace currently has an angled western end. It is proposed to extend this depth by 500mm and square it to the current maximum depth. A new glass balustrade is proposed. Square terraces across the frontages with glass balustrades are a common feature of the street including next door at No. 31.

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The chimney addition to the west side wall is permitted development.

Residential amenity

No. 33 has its main entrance recessed into its west side wall which will face the side extension. It also has a bathroom window above and a secondary bedroom window close to the front wall. It is set off the shared boundary by approximately 1 metre.

The side extension has a low eaves line. It will impact No. 33's entrance but as it is set off the common boundary and also recessed into the wall it is not considered that significant harm will occur.

The raised gables are well removed from neighbouring boundaries and will not be harmful. Double rear rooflights are 16 metres off the back boundary and more than 21 metres from 14 and 16 Havenside. One is to a bathroom, the other secondary to the bedroom. It is proposed to condition that the bathroom window is obscurely glazed to minimum level 3 with a cill height of 1.7 metres. The bedroom rooflights can be clear glazed and at the current height as they are further from neighbours than the first floor bathroom windows.

Squaring off the front terrace by extending it in depth by 500mm on the west side of the frontage will have no impact for neighbours. No. 31 has a similar size terrace with a higher railing set off the common boundary by their own driveway width. Intervisibility already exists.

Flood Risk

The EA's Standing Advice form has been completed and confirms floor levels will be set no lower than the existing floor levels and that flood resilience techniques have been incorporated into the design.

WSP do not object on surface water grounds.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved revised plans
2. Standard 3 year time limit
3. Materials to match existing
4. No side windows on extensions.
5. Rear bathroom rooflights cill height 1.7m. obsc glazing to level 3

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

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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.

Case Officer:	MOK	Date: 25/9
Authorised by:	Peter Barnett	Date: 25 September 2025