Expiry: 15/12

Development Management - Delegated Officer Report

Application Number: AWDM/1306/25 Recommendation – Approve

Site: 124 Old Fort Road, Shoreham

Proposal: Application for vary conditions 1 (Approved plans) and Condition 3 (Materials) of AWDM/1442/24 for external cladding to first floor extension to be Trespa Board '(Meteon Naturals' - 'NA17 Natural Graphite Matt'), rather than light grey zinc

ORIGINAL DESCRIPTION: Proposed ground floor extension to form garage and first floor extension to north partly located on footprint of existing first floor roof terrace.

Date of site visit: 7/11 – works commenced, though not clad.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a three storey ‘tiered’ flat roofed house on the south side of Old Fort Road with direct beach access. The house was only built in the last 20 years. The house has been extended at front and rear since bult to give it a less symmetrical appearance. It is timber clad at ground and part first floor with render elsewhere at first floor and second floor. Properties either side are two storeys.

The site is not in a conservation area and is not a listed building.

In January of this year permission was granted to extend the front at ground floor on the east side by 10metres to create a new double garage. Over this and to a maximum depth of 5 metres was approved an angled and zinc clad dining room extension.

The applicant would like now to replace the approved zinc cladding with Trespa Board '(Meteon Naturals') in Natural Graphite Matt.

Relevant Planning History

1442/24 - Proposed ground floor extension to form garage and first floor extension to north partly located on footprint of existing first floor roof terrace. Granted 28.1.25

Consultations

N/A

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Representations

5 neighbours consulted- no responses 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

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

Zinc was the approved cladding for the first floor front extension. Trespa cladding board could be considered a dilution of the original design concept. However, grey cladding has been used widely on Old Fort Road and the darker grey proposed in this case is considered to be an acceptable addition to the palette of materials at this property.

Residential amenity

The change in materials will not be harmful to neighbour amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional side windows

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

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permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	MOK	Date: 14/11
Authorised by:	Peter Barnett	Date: 14 November 2025