

Development Management – Delegated Officer Report

Application Number: AWD/1411/25/25 **Recommendation:** APPROVE

Site: 126 Old Fort Road, Shoreham-By-Sea, West Sussex

Proposal: Erection of a third-floor extension stepped in to align with the neighbouring ridge height, together with a ground floor extension and a partial first-floor extension to the front elevation. Changes to fenestration and new architectural detailing through the use of stonework and decorative columns.

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, detached, pitched roof dwelling on the south side of Old Fort Road backing onto the beach. It is rendered with a single storey front projection, single storey rear projection with balcony above, swimming pool, front driveway and integral garage. Consent was granted under AWD/0674/12 for the remodelling of existing chalet bungalow to create a two storey house.

Old Fort Road comprises an eclectic mixture of building design, style, scale and use of materials. The evolution of the street gives it a unique character, buildings side by side of contrasting appearance.

Consent is sought here to remodel and extend the building further to create a three storey dwelling. The third floor is set in with a dummy pitch roof, a classical design with large windows with glazing panels, decorative columns and stonework. The building is to be finished with white render with steel affect windows.

At ground floor there is an extension further to the front than the existing projection, the first floor also steps forward with the third floor stepped in with a rear balcony at second and the existing at first floor. The building width remains the same.

Representations: - None received.

Consultations: -

WSP Drainage and Flooding Consultants: - We have no objection on surface water grounds. Due to the site, size, location and type of development, **we would recommend the approval of the application.**

West Sussex County Council Highways: - No alterations are proposed to the existing vehicle access arrangement. The proposed development is not anticipated to give rise to a material intensification of movements to or from the site. The existing driveway retained for parking appears sufficient to serve a dwelling of this size.

In summary the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

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 building will be clearly visible within the street scene, a three storey imposing building which will be different in design and character from the existing dwelling and those either side and within the street. This however does not give rise to any harm or justification for a refusal in this case. An Appeal Decision for a new dwelling at no. 66 Old Fort Road AWDM/1085/20 is relevant here where the Inspector stated, "*The appeal site is set within a road of residential development which demonstrates an eclectic mix of dwellings. Large detached houses are the dominant type of development, and these vary considerably in respect of scale, design and age, which is an interesting display of the evolution of architectural fashion.*" This appeal was allowed after being refused by committee following a recommendation for approval by officers. It adds to justification that three storey dwellings of this nature are not harmful within this context.

In scale and form the building as extended here is no larger than other three storey buildings along this side of Old Fort Road. The adjacent building to the west, although a very different design, is the same height as that proposed here. The design approach used here with a tiered third storey is common in Old Fort Road to allow for additional height whilst limiting bulk and retaining space between the buildings.

The additional front projections at ground and first floor add bulk to the building which will also be visible within the street scene. However there is set back from the highway and the front projections do not extend further towards the highway than those developments either side. Front projections are common features visible along this side of the road.

The use of the materials is unique and gives the building its own character complementing the street scene.

Residential amenity

The building will be visible from the properties opposite however no significant harm will occur in terms of loss of light, privacy or overbearing impact. The possible reduction of view is not a planning consideration.

The dwelling to the west is three storeys and projects forward significantly. It also projects slightly further to the rear and has rear balconies similar to that proposed. The minimum set in from the boundary remains the same.

To the east the dwelling is two storey with a pitched roof and has a front projection which is deeper than that proposed here. This building also projects further to the rear at ground and first floor than the application site as proposed and existing. There is a first floor balcony adjacent.

The openings on the side of the building and proposed remain similar to existing serving, bathrooms and a secondary bedroom window, it is appropriate in this case to condition that these are obscurely to limit any overlooking.

To protect privacy on both sides a condition is attached to ensure that privacy screens are installed on the side of the balconies.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials, render and steel affect windows as shown on approved plans.
4. No additional windows on the east or west elevation of the building, windows shall be obscurely glazed.
5. Privacy screens.
6. Removal of P.D no further extensions.

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: 26th January 2026

Authorised by: Peter Barnett

Date: 28 January 2026