

Development Management – Delegated Officer Report

Application Number: AWDM/0262/26

Recommendation: Approve

Site: 88 Old Fort Road, Shoreham-by-sea

Proposal: Application to Vary Condition 1 (approved plans) of previously approved AWDM/1603/23. **Amendment:** 1. Insertion of two slot windows to staircase. 2. Provision of 2 air conditioning units at second floor (east) behind parapet; 3. Provision of photovoltaic roof panels on second floor roof
ORIGINAL DESCRIPTION: Removal of pitched roof and construction of flat roofed extension at second floor level

Date of Site Visit: 16 January 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application property is a detached 2 storey pitched-roof dwelling located on the south side of Old Fort Road. Permission was granted in 2023 to remove the pitched roof and to construct a flat roofed extension to form a 3rd floor.

The current application seeks to amend the permission for:

- Insertion of two slot windows to staircase on the front elevation at first and second floor level
- Provision of 2 air conditioning units at second floor level on the east elevation. To be located behind the first floor parapet
- Provision of photovoltaic roof panels on second floor roof

Planning History:

AWDM/0583/11 - Extensions and alterations to remodel the house as a three-storey flat-roofed house (including ground floor front wing with double garage and external stairs on west side to rear balcony) - approved

AWDM/0184/13 - Non-material amendment following grant of planning permission

AWDM/0583/11 to enable rear extension under previously approved balcony plus minor elevation changes.

AWDM/1603/23 - Removal of pitched roof and construction of flat roofed extension at second floor level - approved

Consultations:

Environmental Health: No objections

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 (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 proposed amendments are considered to be minor changes which do not materially alter the character and appearance of the building. The A/C units are largely obscured by the parapet wall of the first floor flat roof and will not be obtrusive. The solar panels will be angled upwards on the 2nd floor flat roof but will only project about 0.3m above the roof and are not considered to be visually harmful.

Residential amenity

None of the changes will harm residential amenity. A noise assessment has been carried out for the proposed A/C units which has found that they pass the noise limit of 37dB(A). The EHO has no objection.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. s73 time limit
3. Materials as specified
4. No access to roof other than for maintenance and repair

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: Peter Barnett Date: 22 April 2026

Authorised by: Louise Prew Date: 24/04/2026