

Development Management - Delegated Officer Report

Application Number: AWDM/0206/26

Recommendation – Approve

Site: 21 Kings Walk, Shoreham-by-sea

Proposal: Change of use from two self contained flats to one dwelling

Date of site visit: 26 January 2026

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a two storey detached building which is currently in residential use as 2no. flats. It is proposed to amalgamate the flats into 1no. 4 bed dwellinghouse. No external alterations are proposed. The property has a double garage in the rear garden.

The site is adjacent to an access road that leads to a depot at the rear of properties in Woodards View, Mardyke and Kings Walk. There is a small building at the rear of the site which is identified as a clubhouse.

Relevant Planning History

AWDM/0015/26 - Application for Certificate of Lawfulness for conversion of 2no. flats to a single dwelling – refused

Consultations

WSCC Highways – No objection

Environmental Health – No objection

Drainage – No objection

Environment Agency – No objection

Southern Water – request condition requiring details of foul and surface water drainage (*Officer Response: This is not considered to be necessary as there is no change to the building or drainage proposed*)

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 15, 20

National Planning Policy Framework (December 2024)

Planning Assessment

Principle

The building appears to have been in use as two flats since the 1950s. It is unclear whether it was originally built as a single dwelling. It is located within an area of family housing and is unusual as being the only flats in the immediate locality.

Adur is faced with significant housing pressures and is not currently meeting its delivery targets. However, the current Adur Local Plan 2017 does not contain a specific policy which seeks to prevent the conversion of 2 units into 1. Policy 20 only seeks to prevent the loss of residential use to non-residential use. That policy also supports the provision of family sized housing (2-3 bedrooms). There would be no change in the number of bedrooms (four) being provided overall but there would be a loss in the number of residential units (albeit resulting in a large 4 bed family-sized house rather than 2 no. 2 bed flats).

The latest Adur and Worthing Strategic Housing Market Assessment (SHMA) July 2025 specifies a significantly greater need for 2 and 3 bed properties than 4 bed and this proposal would result in the loss of 2 no. 2 bed dwellings. The proposed change of use would have a planning consequence in that respect.

However, on balance, it is considered that the provision of a single 4 bed family house in this particular location would not be out of keeping and would not have a significant impact on housing provision within Adur. While there would be a loss of one residential unit, there is no current policy preventing the amalgamation of 2 units into 1. The proposal is therefore considered to be acceptable in principle.

Visual amenity

The proposal would not result in any external changes.

Residential amenity

The layout provides for a 4-bed house which comfortably meets the national space standards. It has a smaller back garden than other dwellings in the area because of the presence of the clubhouse at the rear. However, No. 22 on the other side of the access road, has a similar rear garden size, and there is a reasonably large front garden. The site also fronts the beach. On balance, it is considered that an acceptable standard of residential amenity will be provided. However, in view of the small rear garden, it is necessary and reasonable to prevent future extensions and outbuildings by condition.

Highways

There will be no change to parking and access arrangements and there is no highway objection.

BNG

The proposal is a conversion only and does not require BNG provision.

Flood Risk

The site is within Flood Zone 3. The internal changes will remove bedrooms from the ground floor which will improve the safety of the future occupants. There are no objections on flood risk grounds.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Removal of PD Class A, AA, E

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: 19 March 2026

Authorised by:

Date: