Development Management - Delegated Officer Report

Application Number: AWDM/0869/26 Recommendation – Approve

Site: 21 Kings Walk, Shoreham-by-sea

Proposal: Demolition of existing garages. Proposed ground and first floor extensions together with alterations and extension of roof, including raising of the ridge, to form accommodation within the roofspace with rear and side dormers. New first floor balcony to front and inset terrace within roofspace at front. Elevations to be finished in buff brick and timber cladding; roof in standing seam metal. New boundary wall to rear/side. Provision of new crossover and two parking spaces in front garden

Date of site visit: 21 August 2026

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a two storey detached building which was in use as 2no. flats but which was recently granted permission to convert to a single dwelling. 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.

On the other side of the access road to the east is a chalet bungalow (No. 22). To the west is a two storey dwelling with front and rear dormers (No. 20).

The site is not in a conservation area and is not a listed building. There are no TPO's on the site. The site lies within Flood Zones 2 and 3 for tidal flooding but is outside of a surface water flood risk area.

It is proposed to modernise and extend the building by raising the ridge by 0.8m and extending the roof at the sides while maintaining a hipped roof form. A rear dormer is proposed plus side dormer on the west roofslope. The existing garages are to be demolished and a new rear single storey extension with monopitched roof proposed along the western boundary up to the rear northern boundary. A covered walkway will run along the east side of the proposed rear extension leading to a sauna on the northern boundary. New decking and a bin/bike store are also proposed in the rear garden.

A ground floor extension is also proposed on the east side of the house plus a new first floor balcony across the front of the building with an inset terrace within the roofspace at the front. The building is to be finished in buff brick and timber cladding with a standing seam metal roof.

A vehicle crossover is proposed at the front with hardstanding in the front garden for the parking of two cars. This element of the application is likely to be permitted development.

The application has been amended since its original submission.

Relevant Planning History

AWDM/0206/26 - Change of use from two self contained flats to one dwelling - approved

Consultations

West Sussex County Council: The Highway Authority has no objection.

The proposals seek a new vehicle crossover (VCO) fronting the site on Kings Walk, to facilitate access to a new off-street parking area. From inspection of WSCC mapping, there are no apparent visibility concerns with the proposed access point. The applicant is advised that the proposed access works will be subject to a licence obtained from WSCC, and that the VCO would be constructed to a specification agreed with a WSCC Highway Area Engineer.

The proposed off-street parking area will provide for two car parking spaces. On-site turning does not appear achievable, so cars may have to exit the site in reverse gear. However, this would not be anticipated to give rise to a highway safety concern, owing to good visibility either side of the proposed access, as well as good forward visibility along Kings Walk.

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

Southern Water: Standard response

Representations

Original Plans: 2 letters received from the occupiers of 20 and 22 Kings Walk:

- Loss of privacy and overlooking – large areas of new glazing proposed
- Increased proximity and impact of the proposed window in side extension
- Possible smoke and fumes from proposed fireplace and sauna
- Loss of sunlight from raised ridge and increased scale and massing
- Noise and disturbance from garden room and outdoor social area
- Unclear what will be the impact on existing boundary wall and mature planting between Nos 20 and 21
- Safe access to side entrance of No. 20 needs to be maintained
- Minimise disruption to neighbouring occupiers

Amended Plans: Letter of objection received from the occupiers of 22 Kings Walk:

- Smoke, smell and fumes from the sauna
- Loss of sunlight to back garden from increased scale, height and massing of the building
- Impact on outlook, daylight and sense of enclosure

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 (August 2026)

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

The existing building has a plain appearance but with its hipped roof and use of render and tiles it has a similar form to many other dwellings in the street, which has a fairly traditional character, although there are examples of modern development gradually being introduced. The proposed extensions and alterations and the use of contemporary materials will change the appearance of the building but it will retain its hipped roof form, following negotiations during the course of the application to remove a gable end on the west side. A front extension of the roof has also been removed and the resulting development is considered to be an acceptable addition to the street scene.

Its scale, as amended, is considered to be sympathetic to its neighbours and the wider street scene. There are many examples of front balconies and, while the terrace within the roofslope is not common, it is inset and will not be an unduly intrusive feature. The dwelling retains a two storey form with rooms in the roof.

The rear dormer has a square form with a large area of glazing but it sits centrally within the roofslope and will not be particularly visible from the street. The west side dormer has been kept small with a monopitched roof to reduce its bulk as it serves a staircase only.

The frontage parking will not be out of keeping.

Residential amenity

The amendments to the application have improved the impact on neighbours. To the west, the removal of the proposed gable and the front roof extension, plus amendments to the ground floor extension, have reduced the bulk on the boundary with No. 20. The ground floor extension has been set further back, providing more space to the ground floor side windows at No.20, while the form of the extension has been amended by introducing a mono pitched roof to reduce the height on the boundary.

To the east, there is separation to the bungalow (No. 22) due to the access road leading to the compound at the rear. The east side extension is 2.9m high and will be 8m from the side projection at No.22. It is shown with a high level window only to prevent overlooking. A new 2m high boundary wall is proposed along the eastern boundary at the rear to enclose the currently open garden. This will provide further privacy for both the applicant and their neighbour without causing harm to amenity.

The roof extension and increased ridge height will have some impact on light to the side of No. 22, although the hipped roof form and separation distance helps to mitigate the impact and reduce the bulk of the roof extension. The applicant's agent has submitted an overshadowing study which shows that the rear garden of No. 22 will not be adversely affected by the proposal. Since that study was submitted the roof has been further amended to remove the extension of the roof to the front.

The west facing side window at No. 22 will be affected to some extent by the roof extension and increased ridge height, although the hipped roof form and separation distance helps to mitigate the impact and reduce the bulk of the roof extension. The affected room is also served by south facing glazed double doors and, on balance, it is not considered that there will be sufficient harm to warrant refusal. The agent has also confirmed that the proposed sauna will be electrically heated and does not require an extraction system, thereby overcoming any potential concerns with regard to emissions.

The rear dormer will face towards the rear of bungalows in Woodards View, nearly 60m away. At that distance, it is not considered that harmful or intrusive overlooking will occur.

The side windows proposed in the application largely replace existing windows at the property and it would therefore be unreasonable to require them to be obscure glazed. An additional first floor window is proposed toward the front of the dwelling on the east side which will face towards the front corner of the adjoining bungalow and is not considered to result in a loss of privacy due to the already exposed nature of that part of the property.

The new side dormer in the west side serves a stairwell and is to be obscure glazed and fixed shut. The new rooflights on the east side are shown as being clear glazed and below 1.7m cill height. While a new opening, there is reasonable separation to No. 22 and a height differentiation due to No. 22 being a bungalow. Any overlooking is therefore likely to be over the roof of No. 22 and not intrusive.

Parking and Highways

Two parking spaces are proposed in the front garden with a new crossover formed off Kings Walk. This would not be out of keeping with the street scene where frontage parking is common. Some lawned area will remain.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. No additional windows on the east or west elevations of the extensions.
5. Glazing in west side dormer facing 20 Kings Walk to be obscure glazed and fixed shut
6. Obscure glazed balcony screen

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

1. 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.
2. Crossover
3. Southern Water

Case Officer: Peter Barnett Date: 16 November 2026

Authorised by: Jo Morin Date: 16.11.2026