

Expiry: 6/7

Development Management - Delegated Officer Report

Application Number: AWDM/0557/26

Recommendation – Approve

Site: 103 Old Fort Road, Shoreham

Proposal: Single storey front extension

Date of site visit: 29/5

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached bungalow on the north side of Old Fort Road. These bungalows have paired central asymmetric gable details. No. 101 has had a front extension and is clad in black painted timber. No. 105, to the east, is a two storey flat roofed dwelling.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site. Part of the front garden closest to the road is in flood zone 3. There is no surface water flood risk.

Permission is sought to replace a recessed glazed porch extension and low wall with a larger extension measuring 5 metres in depth and 2.9 metres in height to include a new entrance and study. It would extend 1 metre forward of the central gable detail. It is to be finished in render and painted off white. The existing dwelling is to be timber clad to match No.101. The front window is to be extended upwards into the gable and all front windows will be changed to black aluminium.

Relevant Planning History

AWDM/0502/26 - Application for Certificate of Lawfulness for proposed single storey rear extension. Pending

SU/22/01 - Detached playroom/summerhouse in rear garden. Refused.

Consultations

EA – No response

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 15 and 36
'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

The extension is similar in appearance to an extension next door at No.101. The proposed materials will align more closely with the materials used at No. 101 also. Old Fort Road is characterised by considerable change.

The extension will not be harmful to the general streetscene or local character.

Residential amenity

The extension is 1 metre deeper than the paired central gable of these two semi detached bungalows. It is well removed from No. 101's boundary.

No. 105 is a two storey house set closer to the road with no side windows.

The extension will not be harmful to neighbour amenity.

Flood Risk

The submitted FRA confirms floor levels in the extension will match the existing levels and no additional sleeping accommodation is introduced. Flood resilience measures are identified too.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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3. Materials as proposed
4. No side windows

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

1. 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.
2. Drainage
3. Flood resilience measures

Case Officer: MOK Date: 12/6

Authorised by: Peter Barnett Date: 12 June 2026