

Development Management – Delegated Officer Report

Application Number: AWDM/0429/26 **Recommendation:** APPROVE

Site: 10 Beach Road, Shoreham-By-Sea, West Sussex

Proposal: Proposed first floor roof extensions and conversion (including raising the ridge height and roof extensions to the front and rear), front balcony to replace existing, re-building existing ground floor front extension, garage conversions, and side porch canopy.

Date of Site Visit: 2nd June 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a chalet bungalow on the corner of Beach Road to the south and Weald Dyke to the east. It has a single storey front projection and a front dormer with balcony and glazed balustrade. There is a garage to the rear part of the building with access onto Weald Dyke. There is a small yard/garden area enclosed by the building which wraps to the side of this space with a lower level hipped roof. There is also a flat roof section to the rear of the main bungalow. The site is enclosed by a dwarf wall to the front and side, with a front garden.

The site is positioned within an area where there are a variety of property types and styles visible. To the north is a recently remodelled chalet bungalow with timber cladding and zinc roof. To the west are more traditional chalet bungalows with dormers and brick and tile construction. To the west on the opposite side of Weald Dyke are two storey terraced properties with balconies all built to match originally. To the south visible within the context of the site is a contemporary new house on the seafront.

There was an application previously submitted at this site for modifications to the building to form a two-storey dwelling with the roof eaves raised, balconies to front and rear and single storey rear extension. This application was withdrawn following officers' advice that it could not be supported. The advice given is as follows: *"It is a prominent corner site on the north side of Beach Road where there are chalet bungalows with a consistently low eaves height. Any development at this site should follow this pattern, there is building height variation however the eaves should relate to existing. Being a corner site the side elevation at this increased height and scale will create an overly dominant building both in scale and the excessive depth at front to back. The character of the bungalow being a chalet bungalow should be retained."*

The current scheme in principle follows this advice. The building is to remain as a chalet bungalow. Roof extensions and a conversion are proposed whilst retaining the low eaves and first floor accommodation is all contained within the roof space. Amended plans have been received following officers' advice to set the front roof

extensions back. This now allows for an open balcony, set in from the sides, sitting on the existing flat roof front extension which is labelled on the plans to be rebuilt. The roof extensions are over the existing roof with increased bulk to the front and rear, with the hipped roof becoming a gabled roof to the front and rear. The height is to be increased from the existing highest ridge by 0.7 metres (from 6.7m to 7.4m) with an increase of 2.2 metres at the rear (from 5.2m to 7.4m). Both the main section of building and rear lower section are increasing in height. The building will be rendered to match existing at ground floor with timber cladding to the gables and slate tile roof. The existing rear flat roof is to be incorporated into the new roof.

At ground floor the main entrance will remain at the side with a new canopy leading to a hall, two bedrooms with ensuite, open plan dining, kitchen, living space. The garage is to be converted into a utility and gym with the new pitched roof above being vaulted with rooflights, increasing in height from 3.8m to 5.2m with a gable end. At first floor two large bedrooms are proposed with a shower room. There are rooflights serving the stairs and the shower room.

Representations: - Representations received from the owner/occupier of no. 9 Beach Road stating the following: -

- Will be the most adversely affected by the proposed development.
- Object to the development
- Increase in height of roof along the length of the property will adversely affect the light received by my property. Especially the eastern side.
- Main and second bedroom will be affected.
- The red line on the plan is misleading. The west side is affecting my property. The existing flat roof is much lower than the plans suggest.
- The rear bedroom has only one east facing window. Impact to this room.
- View onto the roof.
- The loss of light will affect these rooms and ground floor rooms.
- Rights to Light
- Light will be blocked due to front extension.
- Loss of view.
- Roof is out of character with the other properties.
- Overdevelopment and close proximity to properties.
- No. 10 is less than 1 metres from the boundary.
- Corner plots should have a gap of 2 metres to avoid a cramped appearance.
- Redeveloping this small site is unacceptable.
- Development Management Standard No. 1 Space Around New Dwellings and Flats.
- Minimum gap of 1 metres should be provided between any wall of the dwellings and the side boundary, or 2 metres in the case of large detached or semi detached houses and blocks of flats.

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)

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

Being a corner plot the bungalow as existing is prominent within the street scene. The side elevation onto Weald Dyke is very deep. As proposed the building will be larger in scale and bulk as well as being taller. The footprint will not however be enlarged. Within the context of the existing street scene, where there are two storey buildings and chalet bungalows with a higher ridge than existing, with the reduction to the front extension it is considered that this proposal is acceptable. It does not appear that the bungalow will be any higher than other similar development along the street to the west.

The design remains as a chalet bungalow with low eaves, which represents the existing character of the building and also of those to the west of the site along Beach Road. It is considered paramount to maintain this consistency along this row of properties. The ridge height at no. 9 adjacent is higher than existing at no. 10. There is variation in ridge height along this street. Therefore the proposed height increase here will not be out of keeping. The two storey properties are on the opposite side of the road to the east. The road marks the transition between chalet and two storey development.

The use of render and timber cladding is acceptable in this case; there are other examples visible within the context of the site with the use of contemporary materials which complement the locality and the individual buildings. As amended the proposal can be supported in terms of visual amenity.

The representations refer to distances between the buildings and Development Management Standards, stating that the works will be overdevelopment. The building will not be any closer to the neighbouring property than existing. There is set in from the boundary and at the neighbouring property and there is a garage to the side giving some separation to the buildings and spacing between the roofs. The proposal is not considered to result in a cramped form of development or represent overdevelopment in this case.

The side porch canopy and replacement of garage doors with windows will have no adverse impact upon the street scene, the flat roof canopy matches in design the front projection.

Residential amenity

The development will be visible from neighbouring properties surrounding the site. However the main properties to be affected are no. 9 Beach Road to the west and no 1 Weald Dyke to the rear, north.

The occupiers of 9 Beach Road, the bungalow to the west are objecting to the proposals. There are side bedroom dormer windows that face the proposed roof extensions. The dormer nearest the front is a secondary window so light and outlook are also gained from the south. The dormer further to the rear is the only window serving that bedroom. However, on balance, this is deemed acceptable and would not warrant a refusal in this case. There is considered to be adequate spacing between the existing window and the roof extensions, and the new roof slopes away from the boundary. The loss of a view is not a planning consideration and, although there will be some loss of outlook, this is not considered to cause such harm as to warrant a refusal in this case. The ground floor side windows also face the site, but again there is separation and distance to the boundary due to the driveway at the site of No. 9. These windows also have limited outlook and light as existing, and again, on balance, this relationship is not considered to be significantly harmful in this case.

There is a proposed roof light on the side which faces the neighbour serving a shower room. This will be obscurely glazed, 1.7 metres above finished floor level and will also be fitted with opening restrictors to limit any overlooking when the window is open. The applicant's agent has agreed to this. Within the new vaulted ceiling above the utility and gym there are also rooflights. These will also be conditioned with the same restrictions to overcome any unneighbourly impact.

The balcony to the front will be wider than existing however it is set in from the boundaries either side. No privacy screens are considered necessary in this case. The existing balcony is not screened and, being to the front of the bungalow, this is not directly overlooking any private amenity space.

To the rear is the side elevation of no. 1 Weald Dyke. There is a first floor side window facing the site which is obscurely glazed up to 1.7 metres. This is to protect privacy. There is a proposed bedroom window facing towards this. It is considered necessary to obscure this window and be non opening up to 1.7 metres also to avoid any mutual overlooking between the properties. The increased bulk and height of the building is not considered to significantly, adversely impact upon light and outlook to this property to the north.

The objectors have referred to Right to Light. This is not a planning matter but a civil matter between landowners which could be pursued privately whether or not planning permission is granted.

On balance, with consideration of that set out above and with the safeguarding conditions in place to include removal of permitted development rights for further alterations, the application as amended can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

3. Materials to match existing, render, slate tiles and timber cladding.
4. No additional windows on the east or west elevation of the extension or roof slope.
5. Rooflight on the west side serving the shower room, utility and gym obscurely glazed and positioned 1.7 metres above finished floor level and opening restricted.
6. Removal of P.D
7. Window on the rear, north elevation serving the bedroom shall be obscurely glazed and non opening up to 1.7 metres above finished floor level.

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendments.

Case Officer: Hannah Barker

Date: 2nd July 2026

Authorised by: Peter Barnett

Date: 6 July 2026