

Design Document

836_45 Old Fort Road

December 2025

Revision: -

The Applicant :
Rodney and Mandy Tate

Project Location:
45 Old Fort Road,
Shoreham-by-Sea,
West Sussex,
BN43 5RL

Application for Householder Planning Permission

Alterations and extension to existing first floor level and roof including removal of existing pitched roof, dormers and first floor walls. Proposed construction of panel clad external walls and new flat roof.

This document must be read in conjunction with the full plans associated to this application.

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This document has been prepared in order to provide further insight into the site, its context and the design development of the project.

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- 02. Existing Appearance & Materials
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1.1 Existing Site Photos

The existing building forms a detached chalet-style house, of similar design to its neighbour at number 47. There is a large front driveway located towards the South and a back garden towards the North. A first floor balcony overlooks Old Fort Road.



View of Rear / North Elevation



View of Rear Garden



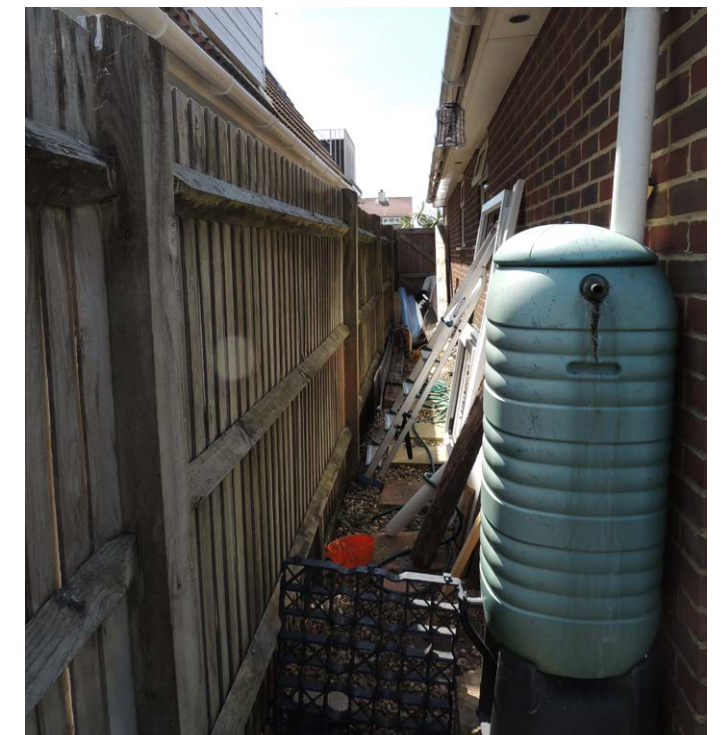
View of Garage



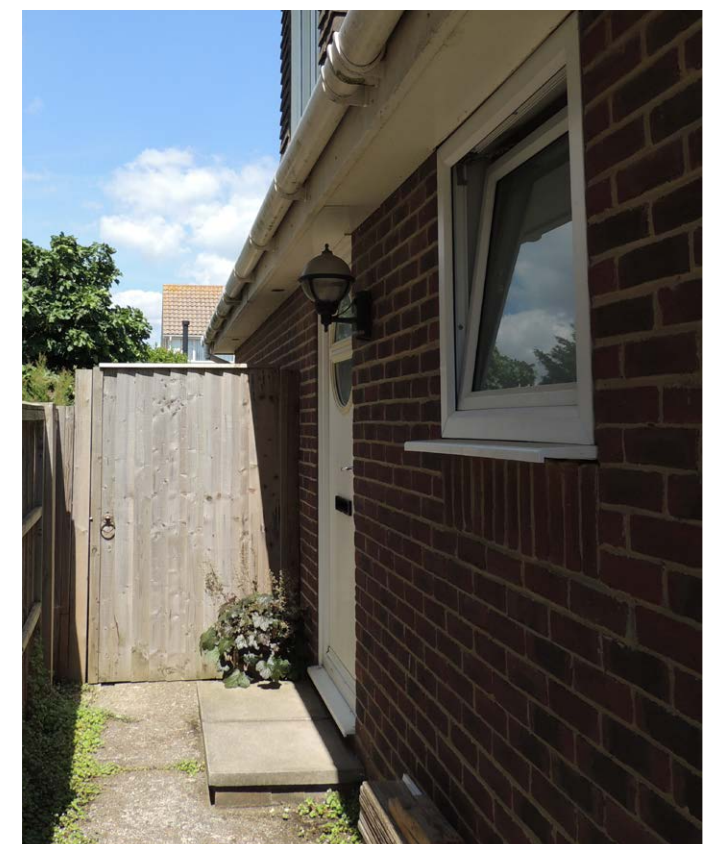
View of Balcony and Neighbour (No. 47 Old Fort Road)



View of House from the Old Fort Road



View of East Elevation



View of Front Door and West Elevation

02 | Existing Appearance & Materials

2.1 Existing Materials

The existing house features materials typical of late 1980s era residential construction. Several houses located along the north side of Old Fort Road were designed and built in a similar chalet style, including 47 Old Fort Road.

Existing materials include:

- White framed UPVC windows and patio doors
- Red brick external walls
- Gabion front terrace wall
- White UPVC sliding garage doors
- White composite front door
- Hung tile cladding to dormers
- EDPM rubber dormer flat roofs
- Concrete roof tiles
- Aluminium framed Velux rooflights
- Polycarbonate dome rooflight to western dormer
- White plastic downpipes and gutters
- White UPVC fascias and soffits
- Blue painted metal balcony railings
- Dark grey balcony decking tiles
- Black plastic soil vent pipes and white plastic boiler flue



Blue painted metal railings & dark grey balcony decking



White plastic rainwater goods & white UPVC fascias & soffits



White composite front door



White UPVC framed patio doors and front gabion wall



White UPVC framed windows & red brick walls



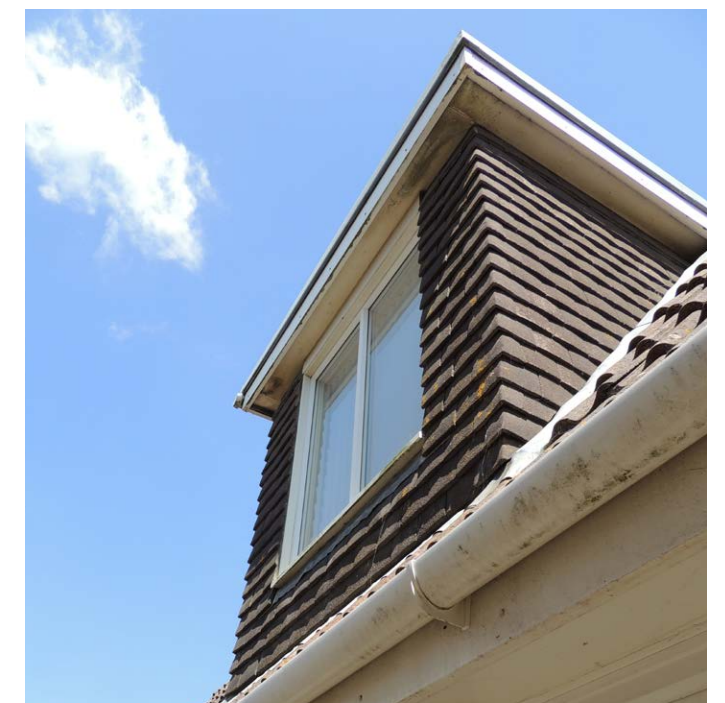
White UPVC garage door



White rendered front gable wall



Aluminium framed Velux roof lights and concrete roof tiles



Hung tile cladding to dormers

02 | Existing Appearance & Materials

2.2 Existing Perspectives

The existing site and its context were modelled in 3D using Archicad software. The existing house, driveway and back garden were modelled with accurate materials. This model was then used to generate 2D drawings, including the existing plans, elevations and sections.



View 1



View 2



View 3



View 4

3.1 Previous Applications

45 Old Fort Road

There are four previous application relating to the site. Three are dated from the late 1980s when permission was granted for the constriction of 45 Old Fort Road and its neighbour, 47 Old Fort Road.

A more recent application was made and then withdrawn in 2025. This application formed an initial proposal for a new first floor level and flat roof. Design ideas from the withdrawn application have been further developed during the preparation of this application.

Reference: SU/146/87/TP/1435
Address: 45/47 Old Fort Road Shoreham
Decision: Application Permitted
Decision Issued Date: Tue 15 Sep 1987

Proposal: Outline Application For Two Detached Chalet Bungalows With Integral Garages After Demolition Of Existing Building

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Reference: SU/29/88/TP/611
Address: 45/47 Old Fort Road Shoreham
Decision: Application Permitted
Decision Issued Date: Wed 06 Apr 1988

Proposal: Application For Approval Of Reserved Matters Of Su/146/87 - Two Detached Chalet Bungalows With Integral Garages

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Reference: SU/42/89/TP/102
Address: 45/47 Old Fort Road Shoreham
Decision: Application Permitted
Decision Issued Date: Thu 30 Mar 1989

Proposal: Amendment To Previous Approval SU/29/88 For Two Detached Chalet Bungalows With Integral Garages

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Reference: WDM/0002/25
Address: 45 Old Fort Road Shoreham-by-Sea West Sussex BN43 5RL
Decision: Withdrawn Application
Decision Issued Date: Thu 03 Jul 2025

Proposal: (Amended plans received showing changes front elevation to include juliette balcony and sedum roof over existing garage roof.) Alterations and extension to existing rooms in roof consisting of removal of first floor roof and walls and construction of panelled walls and flat roof. Front juliette balcony and sedum roof.

43 Old Fort Road

Applications have been made within the last 13 years regarding the neighbouring property at 43 Old Fort Road. Demolition of the previous chalet style bungalow and the erection of two semi detached houses was approved in 2012, but it seems that only the demolition works were carried out. The erection of a new detached two-storey flat roofed house was approved in 2018 and later constructed. The present house has an orthognal form and a contemporary style.

Reference: AWDM/0827/11
Address: 43 Old Fort Road Shoreham-By-Sea West Sussex BN43 5RL
Decision: Application Permitted
Decision Issued Date: Wed 11 Jan 2012

Proposal: Demolition of chalet bungalow and erection of 2 semi-detached two-storey flat-roofed three-bedroom houses with parking at front

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Reference: AWDM/0471/12
Address: 43 Old Fort Road Shoreham-By-Sea West Sussex BN43 5RL
Decision: Application Permitted
Decision Issued Date: Thu 14 Jun 2012

Proposal: Application for minor material amendments to planning permission reference AWDM/0827/11 including installation of solar panels on flat roof and changes to balcony, windows and doors.

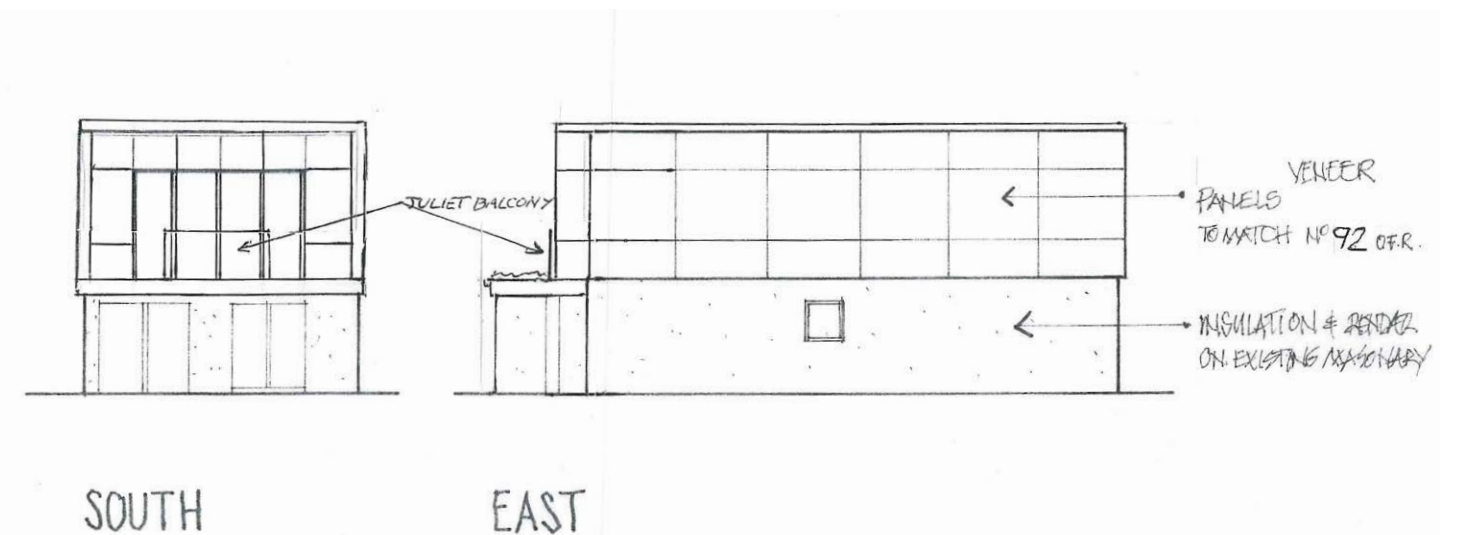
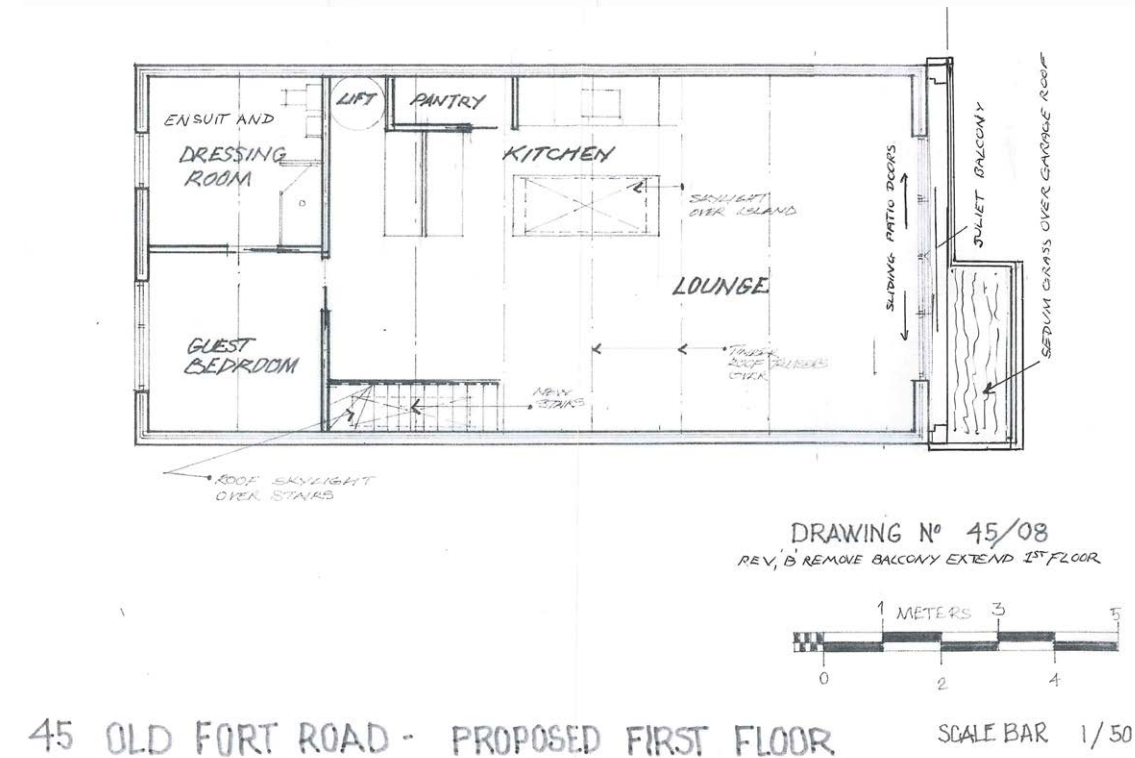
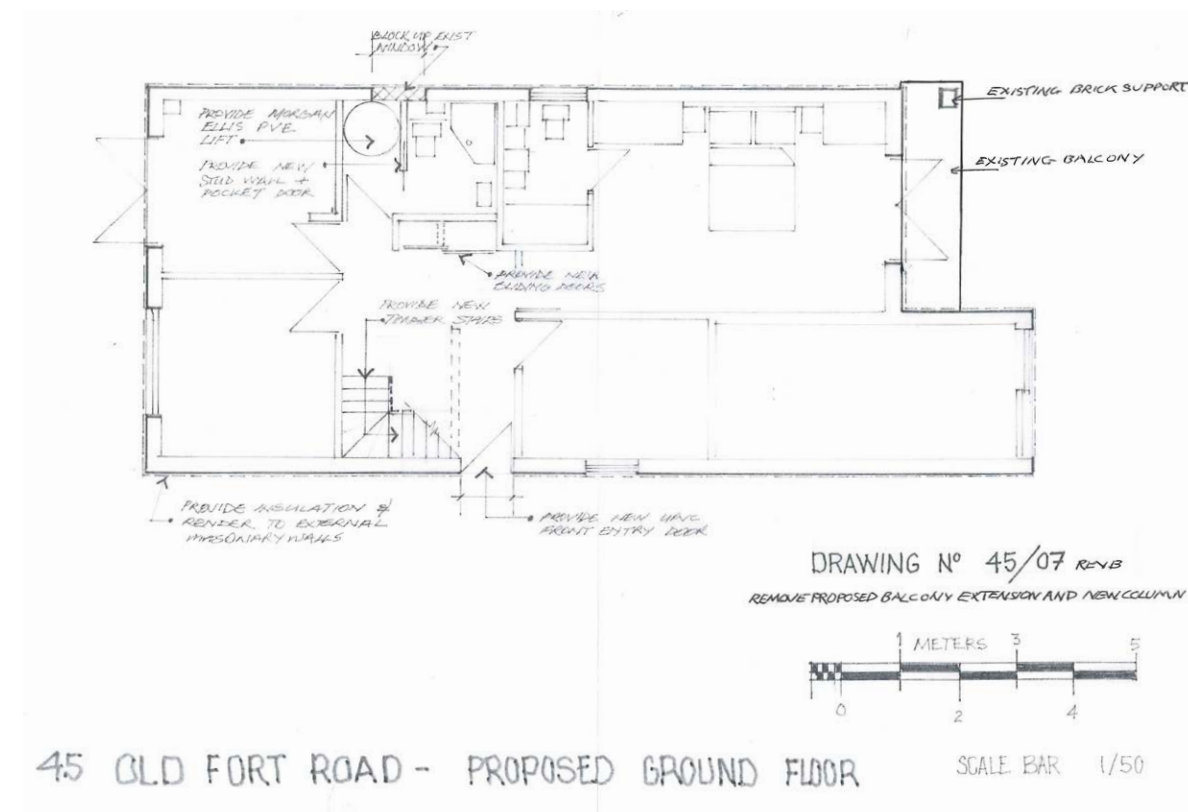
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Reference: AWDM/1263/18
Address: Former 43 Old Fort Road Shoreham-By-Sea West Sussex BN43 5RL
Decision: Application Permitted
Decision Issued Date: Wed 07 Nov 2018

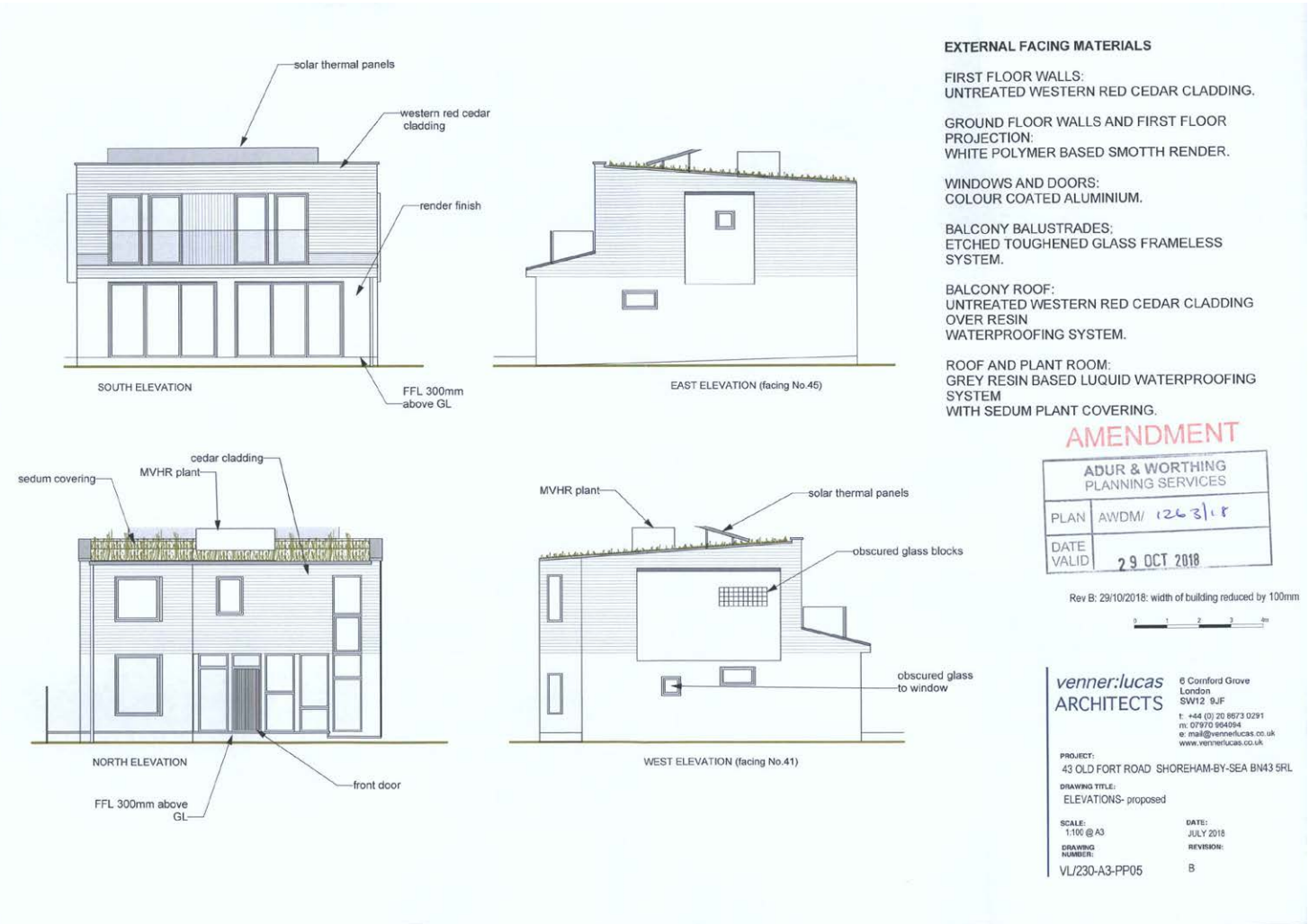
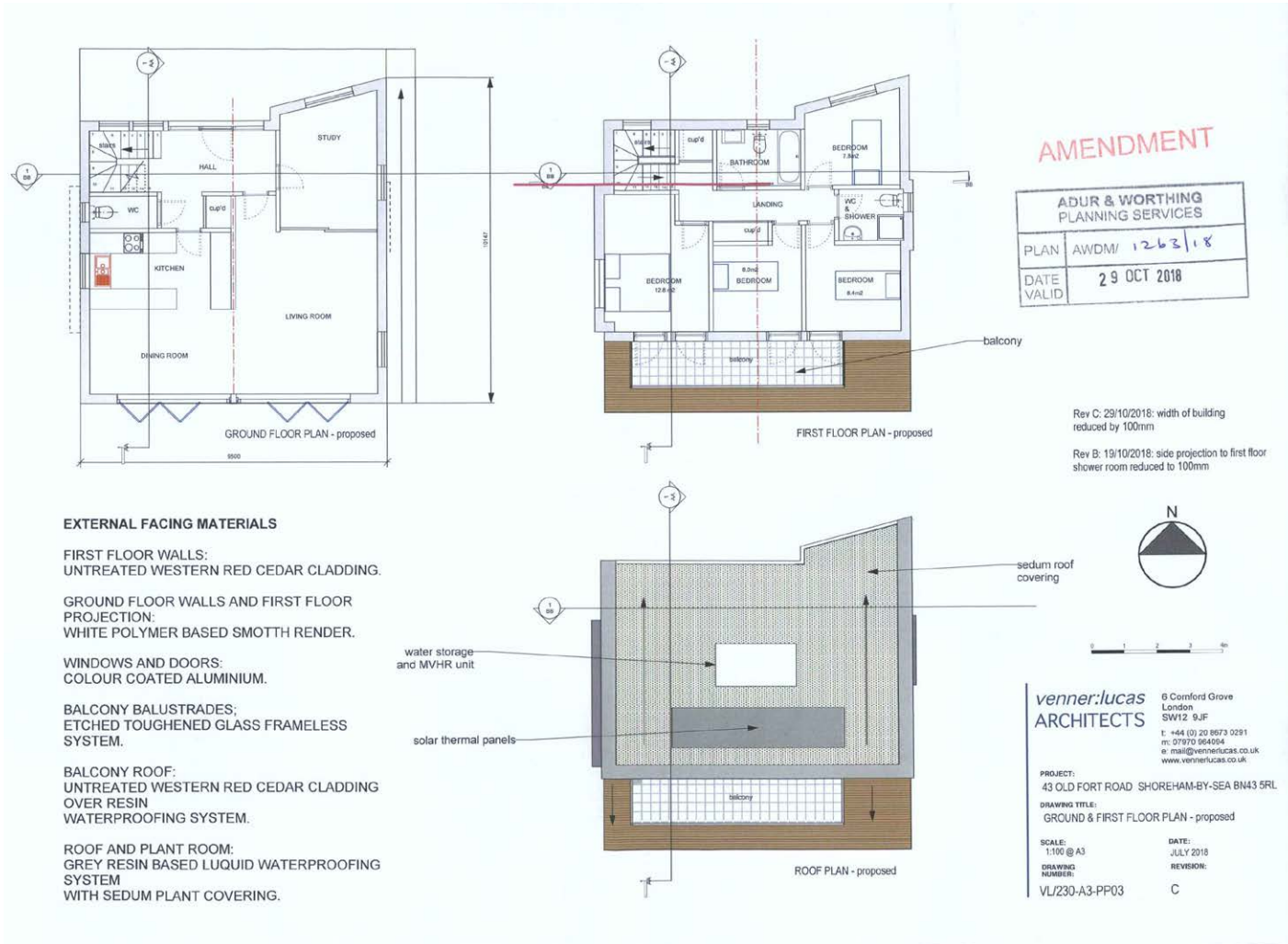
Proposal: Erection of detached two-storey flat roofed four bedroom house with 1no. car parking space at the front and 1no. car parking space at rear

3.2 45 Old Fort Road Withdrawn Drawings

Application Ref: WDM/0002/25



3.3 43 Old Fort Road Permitted Drawings
Application Ref: AWDm/1263/18



04 | Design Development

4.1 Precedent

The proposal draws inspiration from the contemporary vernacular of the local Shoreham Beach area.

Old Fort Road features a mix of buildings in terms of both style and scale. Older chalet style bungalows are interspersed with larger two-three storey modern houses.

The buildings dating from the 21st century are commonly designed and constructed with orthogonal forms. They also commonly feature materials such as white render, aluminium or zinc cladding, fibre cement panel cladding, glass balcony balustrades and aluminium or zinc coping.

During the pre-application process Hannah Barker (Senior Planning Officer) described the area as follows:

“Shoreham Beach is an eclectic mix of properties with contemporary redevelopment and traditional dwellings side by side. Some striking developments can be seen with unique design and use of materials. There is much variety visible. The majority of such development is on the south side of Old Fort Road with some three storey development, dwellings beyond this are more limited in scale and height however the use of contemporary design and materials are visible all over the beach and this has become the prevailing character”



12 Old Fort Road



16 Old Fort Road



15 & 17 Old Fort Road



39 Old Fort Road



43 Old Fort Road



53 Old Fort Road



Sussex Yacht Club



92 Old Fort Road



100 Old Fort Road



56 The Meadway

4.2 Design Development

The withdrawn application (designed by Simplicity Projects) was used as a starting point for Ecotecture's design. This page shows a sketch idea for street scene. The proposed design was then further developed in conversation with Rodney and Mandy Tate (the applicants), with particular attention paid to the design of the front balcony.



4.3 Pre-application Advice and Response - Balcony Design

Pre-application advice was sought from Adur & Worthing Council regarding the design of the front balcony. The applicants originally wanted the balcony to have fully panelled sides, however Hannah Barker (the Senior Planning Officer) suggested that this could not be supported as solid sides “could be oppressive to the neighbour”.

Several alternate options were also generated by Ecotecture and provided to both the applicants and Hannah. Option 1 was the applicants’ preferred alternative, featuring obscure glazed side screens that allowed privacy and protection from the wind without significantly restricting the passage of natural light.

Hannah also provided feedback on this option. She asked “Is there a way these pillars could be reduced and more ‘lightweight’ or could the overall depth of the balcony be reduced?”. The applicants were keen to keep the panel clad corner pillars as part of the design and did not want to reduce the depth of the balcony. Ecotecture subsequently updated the pillars’ size, minimizing their width and depth to help reduce their potential impact.

Following her review of the finalised balcony design Hannah provided the opinion that, “on submission we could consider this as a balanced case if the neighbour could produce a written statement to advise that they support the proposal. It would be helpful if this could be submitted with the application. It is likely therefore that we could consider this favourably however this will be fully assessed on submission of a full planning application”.

Following this communication the applicants presented the finalised design to their neighbours at 47 Old Fort Road and obtained a supporting letter.



Initial Balcony Design



Balcony Option 1



Balcony Option 2



Balcony Option 3

4.4 Pre-application Advice and Response - 45 degree lines

During the pre-application feedback Hannah Barker stated that “The building already projects further to the rear than the building to the west, due to the increased bulk any impact will be increased, there are adjacent rear windows at ground and first floor. With any submission it would be necessary to show any impact here by showing the 45 degree line on a plan to show if the development will intersect this”.

45 degree lines from the centre of the nearest neighbouring windows are shown in green on drawing 836 (PL) 350 Proposed First Floor Plan Annotated Views. The line from the rear window of 43 Old Fort Road intersects with the rear wall of the proposal very slightly. An earlier version of this drawing was provided to Hannah, who responded that “this diagram shows a light overlap however on balance this can be supported”.

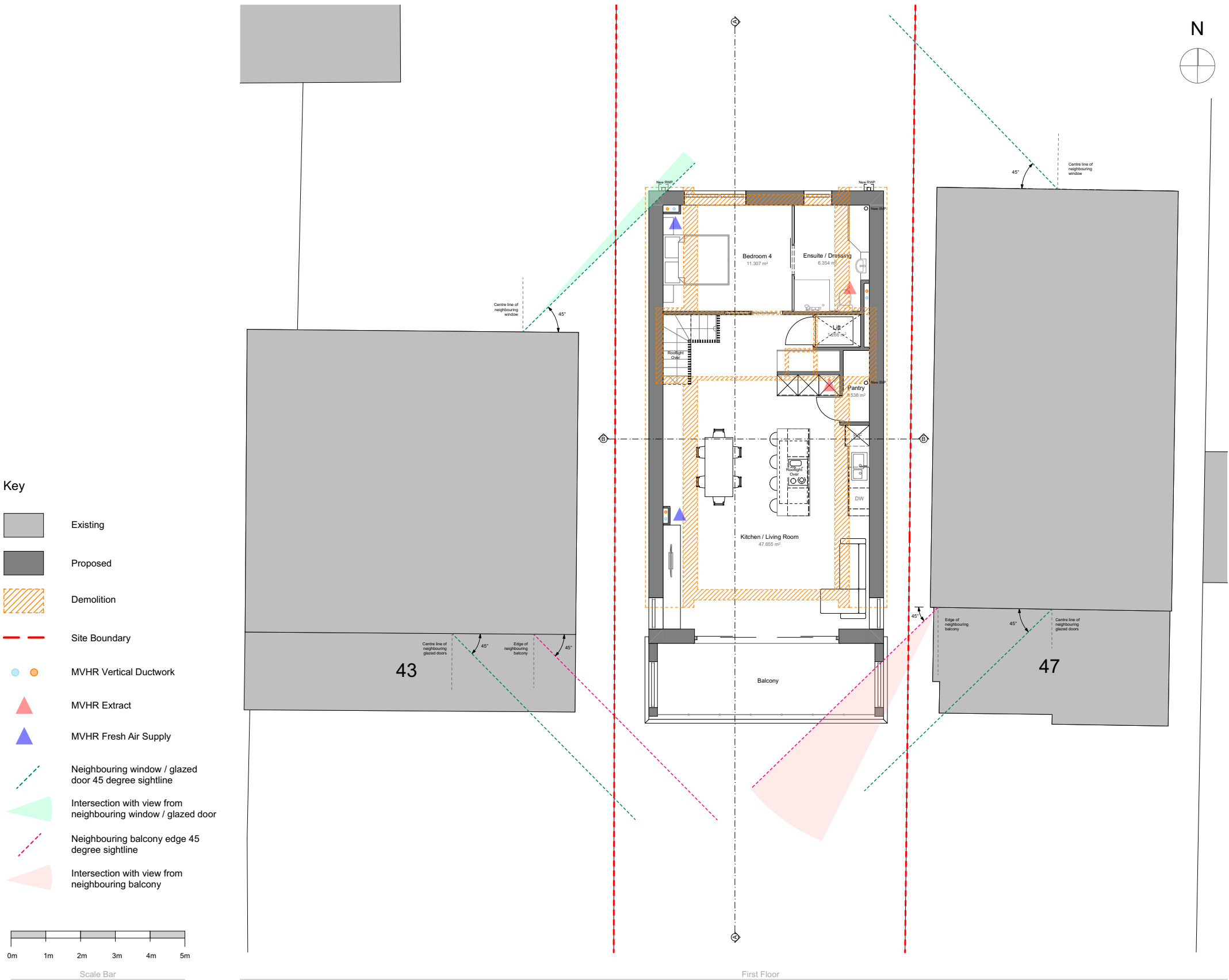
Concern was also raised regarding the potential impact of the proposed balcony upon the light and outlook of the balcony to the east. Hannah stated that it would also be useful “to submit plans to show a 45 degree line from the centre of the adjacent window and balcony to demonstrate any impact in terms of light and overbearing impact”.

Drawing 836 (PL) 350 shows no significant impact on views from the closest neighbouring front windows. 45 degree lines from the nearest balcony edges are shown in pink. The line from the balcony of 47 Old Fort Road intersects with the obscure glazed side screen and corner column of the proposed balcony.

Lynne Haynes, the neighbour at 47 Old Fort Road, has reviewed the proposed drawings. She has no objection to the potential impact to her balcony and has provided a supporting letter (submitted with this application).

The letter states, “I am writing to advise that providing there are no alterations to the large glass panel windows on the east and west side of the extension over the balcony at 45 Old Fort Road. I would have no objection to this planning application.

My concerns about the impact this extension would have on my property have been taken into consideration by the owners and I support their application. If there are any changes to the plans then I reserve my right to object.”



05 | Proposed Appearance & Materials

5.1 Proposed Perspectives

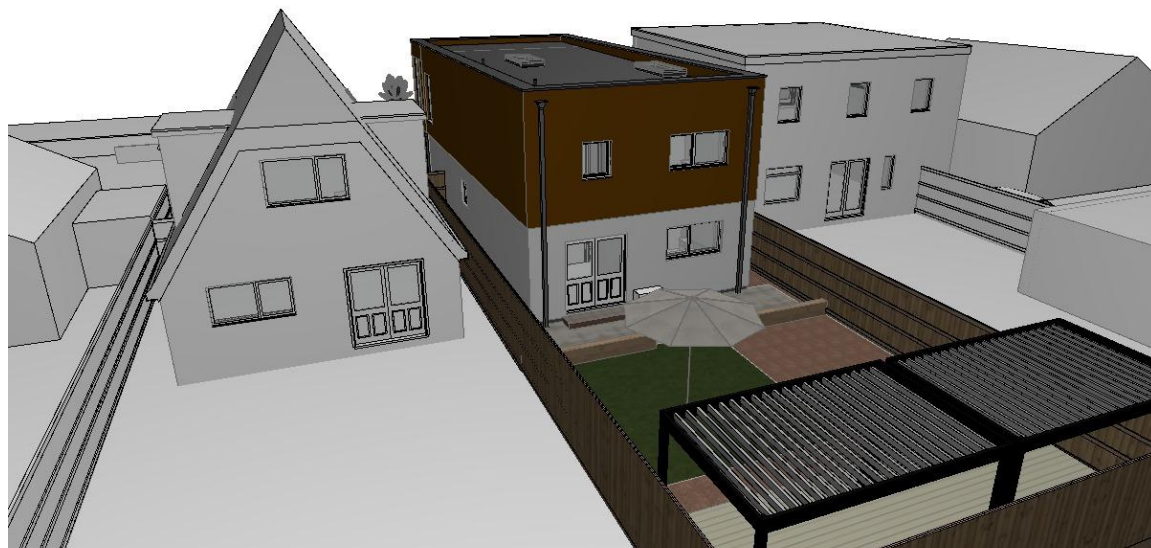
The proposal was also modelled in 3D using Archicad software, and the 2D proposed plans, elevations and sections were then generated. The perspective images below can be compared with the existing perspectives as an aid to understanding to the proposed changes.



View 1



View 2



View 3



View 4

05 | Proposed Appearance & Materials

5.2 Proposed Materials

Proposed materials are intended to provide the building with a contemporary aesthetic, in keeping with other buildings located along Old Fort Road. All materials are to be specified as suitable for a marine environment with strong winds.

Proposed materials include:

- White rendered external insulation at ground floor level
- Copper coloured fibre cement panel cladding at first floor level
- New white framed, double glazed UPVC windows and doors at first floor level
- Existing white framed UPVC windows and doors to be retained at ground floor level
- Existing white UPVC garage door to be retained
- New grey coloured composite front door
- White UPVC framed, obscure glazed balcony side screens
- Glass balcony balustrades
- Aluminium or composite balcony terrace decking
- Single ply membrane flat roof
- Aluminium framed flat rooflights
- Grey aluminium parapet copings
- Grey aluminium balcony fascias and soffits
- Grey aluminium balcony gutters and downpipes
- Grey zinc hoppers and downpipes to rear (similar to 47 Old Fort Road)
- Black plastic soil vent pipes



White UPVC Framed Sliding Doors



White UPVC framed windows



Glass balcony balustrades



James Hardie® Architectural Panel Metallics - Copper



White Render



Aluminium or composite balcony decking



Grey aluminium parapet coping



Grey zinc hoppers and downpipes at rear (similar to no47)



Single ply membrane flat roof with flat rooflights



Grey aluminium balcony fascias, soffits & rainwater goods

05 | Proposed Appearance & Materials

5.3 Proposed Renders





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