

Development Management – Delegated Officer Report

Application Number: AWDM/0189/26 Recommendation: APPROVE

Site: 74 Old Fort Road, Shoreham-By-Sea, West Sussex

Proposal: External improvements to include the remodelling of front and rear dormer windows. Ridge line extended into half gable. Increased size of the existing rear dormer window and addition of white composite panelling to side of rear dormer. Ground floor front hipped end to be extended to gable end. New roof of natural slate (100mm thicker than the existing roof). Proposed flue to replace chimney. Glazed panels to existing balcony, increased size of eaves. New windows, front door and garage door and solar panels.

Date of Site Visit: 16th April 2026

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached chalet bungalow with single storey front projections and two front pitched roof dormers and a rear flat roof dormer. The main roof is hipped. It is rendered with a tiled roof. There is a front boundary wall and entrance gates with deep frontage the bungalow is set back from the road. The beach is to the rear of the bungalow, there are detached, large, two storey development either side of the site adding to the eclectic mix of properties on Shoreham Beach.

Consent was originally sought to alter the ridge of the bungalow to form a half gable with front dormers changed to flat roof with zinc cladding, the rear dormer was to be enlarged with a pitched roof and extended to the side, with glazed balustrade. The front hipped roof projection was to be gabled and solar panels added to the west facing elevation of this projection with solar panels also to the roof. With the roof all replaced with slates.

Officers advised that they couldn't support the proposal. The extended dormer projecting to the side with unbalanced appearance and large roof gave rise to an unsympathetic piecemeal development. Amended plans have been received which show the side roof projection removed and smaller rear dormer. The roof form with half gable remains but with the dormer centrally positioned and reduced in bulk, this allows for a more subservient addition. There is white composite panelling either side of the rear dormer, this continues to the west side, the intention here is to hide an awkward roof form that remained following a previous extension.

Planning History

SU/202/03/TP Rooms in roof (with 2 no. pitched roof front dormers and rear dormer, permitted).

ADC/0435/10 Replacement front wall, permitted

Representations: - None received.

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)

WSCC Guidance on Parking at New Developments (Sept 2020).

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

As amended the proposed works are considered to be acceptable. The traditional form and use of materials are to be altered to give a more contemporary appearance with the use of zinc and slate to the roof. The new half gable also gives a new character to the building. Within the context of the street scene these changes are acceptable. Much variation is visible within Old Fort Road and each property has an individual style and character.

The design as amended is more cohesive and comprehensive giving an overall balanced appearance. The addition of solar panels is welcomed and will not cause any visual harm here. The increased bulk to the roof, front projection and rear dormer are acceptable and in keeping in this case. The fenestration changes are minor and all complement the proposed changes.

Residential amenity

Either side of the site are large detached dwellings. To the western side is the front projection which will be gabled, due to the position this will have no greater impact than the existing projection as existing. No increased loss of light or overbearing impact will occur. The same is the case for the changes to the main roof and the rear dormer. Both neighbouring side elevations of the neighbouring properties have only small secondary windows.

The balcony footprint remains the same and the balustrade will be glazed the side panels are currently obscured however on balance as there is screening adjacent and set in from the boundary this is not deemed necessary.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker

Date: 19th May 2026

Authorised by: Peter Barnett

Date: 19 May 2026