Development Management – Delegated Officer Report

Application Number: AWDM/0734/25 Recommendation: APPROVE

Site: 11 Kings Walk, Shoreham-By-Sea, West Sussex

Proposal: Variation of Condition 1 Approved plans and 3 Materials of AWDM/1388/24. Amendments: Changes to fenestration on the ground floor, change the pitched roof material from tiles to aluminium standing seam to match the dormers

Date of Site Visit: Visited when considering previous application AWDM/1388/24

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey detached dwelling house, tile hung similar in style to those adjacent within this part of Kings Walk. The dwelling is on the bend and is set back from the road. Permission was granted under AWDM/1388/24 to remodel the house with a contemporary development including a wrap around side and rear extension, side balcony and front and rear dormers.

The extension created a new entrance at ground floor to the side into an open plan kitchen dining space and utility at ground floor, with enlarged living space to the front. At first floor an office space will be created leading to a side balcony. A bedroom, bathroom and dressing room are created in the extended roof space.

Timber cladding was proposed to the front elevation and the first floor to the rear, artificial slate roof, aluminium standing seam to the dormers with render to the rear and sides at ground floor.

The current application seeks consent to vary condition 1 the approved plans condition and condition 3 the materials condition. To allow for the roof to be finished in aluminium standing seam. The approved plans showed artificial slate as the approved roof finish with the dormers to be standing seam aluminium the proposal is for both to match.

Also shown on the revised plans are some changes to openings at ground floor to accommodate the amended layout of the ground floor. The rear elevation as originally approved had sliding doors, a window and rear door. This is now shown as

sliding doors and a window. The east elevation now has an additional door to accommodate the moving of the utility.

Representations: - Representation made in support from owner/occupier of 12 Kings Walk.

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

When the original scheme was assessed it was considered that the proposed development would be clearly visible within the street scene however the contemporary design approach and use of materials was acceptable within the overall context of the development and street scene. The use of additional aluminium standing seam to the main roof will further add to the contemporary appearance of the development yet looking at the development as a whole this will not significantly change the appearance or character of the original scheme. The proposed use of artificial slate was introducing a new material in this case which did not match the existing roof tiles or those on either side. The aluminium to match the dormers would not be harmful or would warrant a refusal in this case.

The changes to openings to the rear and side will have no adverse impact upon the street scene or existing building in terms of character and appearance.

Residential amenity

The change to materials will be visible from adjacent dwellings however it will not result in any loss of light, privacy or overbearing impact. No harm will occur in this case to residential amenity.

The changes to the openings to the rear will not result in any harm to amenity. The additional door on the east side will not overlook the adjacent dwelling as there is a garage adjacent to the boundary with a single obscurely glazed window.
The conditions are amended below to add the amended plan to condition 1 and the materials condition, condition 3 refers to aluminium standing seam roof. The other conditions remain unchanged.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to include standing seam roof.
4. No additional windows on the east or west side walls of the extension

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Hannah Barker Date: 10th July 2025

Authorised by: Peter Barnett Date: 15 July 2025