Development Management – Delegated Officer Report

Application Number: **AWDM/1310/25 Recommendation: APPROVE**

Site: 26 Old Fort Road, Shoreham-By-Sea, West Sussex

Proposal: Single storey extension to front, single storey rear extension with first floor terrace.

Date of Site Visit: visited when considering previous application AWDM/1092/23

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached two storey dwelling on the south side of Old Fort Road. Old Fort Road is a street characterised by properties of differing style, design and appearance built at different times with many more recent contemporary large scale developments. Similar to other properties on this side of the road the dwelling house is set back with a deep frontage driveway and garden. The beach is to the rear with a rear hard landscaped garden and first floor balcony. There are two first floor rear projections with the balcony in between. The building is currently rendered with a tiled roof. There is an integral garage.

Permission was granted under AWDM/1675/21 to extend and remodel the dwelling house with a front extension projecting forward to provide a garage with connecting ground floor extensions with guest accommodation in the roof space with side facing dormer. A single storey extension was approved at the rear with balcony above. Finished in render and slate with 'green walls' to the front and side elevations and to the rear as privacy screens for the balcony. Balustrade was approved with photovoltaic panels. 1-metre-high timber gates and stone clad wall was approved to the property frontage.

A more contemporary scheme was permitted for a similar development under AWDM/1092/23. Following this a further application was approved for the development as previously permitted with the original hipped roof of the main dwelling replaced with a flat roof, AWDM/01036/24.

The current application is a more modest development which does not include remodelling of the overall dwellinghouse or largescale development. A more traditional style, single storey front extension with hipped roof with tiles and render to match existing is proposed.

To the rear a contemporary flat roof single storey extension is proposed with roof terrace above and timber brise soleil beyond. The rear extension is to be timber clad.

Representations: - None received.

Consultations

WSP Drainage consultants: - Following a review of the submitted information we have no objection on surface water grounds. Due to the site, size, location, and type of the development **we would recommend the approval of the application** with the following informative attached.

Informative 1: The applicant should consider the use of SuDS, where possible, within their drainage strategy to provide runoff betterment.

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 2023)

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. The previously approved applications are also a consideration here.

Visual amenity

The front extension which will provide an entrance hall will be clearly visible within the street scene as it is to the front of the property. However, there is a deep property frontage and although the extension will project beyond the existing building this is to a modest degree. The materials to be used will match existing and the extension will appear subservient in relation to the host dwelling. In the light of the works which have been approved at this site to the frontage, set out above, the front extension can be supported.

The extension to the rear is of contemporary design being flat roof and timber clad. It will be visible from the beach and adjacent properties. Again, this development is more modest than that previously approved. It is set in from the boundaries either side and does not project as far as the previous consent. The contemporary approach is in keeping with the changing character of Old Fort Road complementing the eclectic mix of property, scale and type. The extension in its simplistic form is subservient and in keeping with the existing more traditional building. The timber brise soleil is an open structure to the rear which again is smaller than that previously approved and combined with the roof terrace above provide development which is in keeping in scale and character with the existing dwelling and locality.

Residential amenity

The previously approved development was considered to be acceptable albeit much larger than that proposed here. The front extension is well set in from the boundaries on either side and is limited to single storey. There are no side windows on the

extension and it will not result in loss of light, privacy or overbearing impact in this case.

The rear extension does not project beyond the existing projection on the west side and therefore the extension and terrace are fully screened from the dwelling to the west. The brise soleil will be visible only but will have no adverse impact.

To the east the extension, brise soleil and terrace will be visible from the adjacent chalet bungalow. There is a set in from the boundary and this relationship is considered acceptable and will not result in any harmful impact.

Officers had previously required privacy screens to the east side of the terrace, however in this case evidence has been provided by the applicant's agent to show the limited impact this would have. Also, on balance this is deemed reasonable as the balconies either side do not have screens so there is mutual overlooking as existing.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

2. Standard 3 year time limit

3. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed in accordance with the approved plans with matching render, matching tiles, plant roof, timber cladding, glazed balcony screens and shall remain as such unless otherwise approved in writing by the Local Planning Authority.

4. Notwithstanding the provisions of the Town and Country Planning General

Permitted Development Order 2015 as amended (or any Order revoking and reenacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the east or west side wall of the extensions.

Reason: To prevent overlooking and to comply with policy 15 of the Adur Local Plan.

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

1. Proactive with amendments.
2. The applicant should consider the use of SuDS, where possible, within their drainage strategy to provide runoff betterment.

Case Officer: Hannah Barker Date: 11th November 2025

Authorised by: Peter Barnett Date: 11 November 2025