

Development Management – Delegated Officer Report

Application Number: AWDM/0158/26 Recommendation: APPROVE

Site: Development site of 11 West Street and Rear Hall West Street, Shoreham-By-Sea

Proposal: Application to Vary Condition 2 submitted drawings for wall materials, proposed lowering of patio level, change to internal layout, enlarged patio doors, north facing rooflights repositioned, additional rooflight to the south amendments to approved AWDM/1846/22. ORIGINAL DESCRIPTION: Part demolition of former nightclub building and conversion into single dwelling house

Date of Site Visit: Visited when considering previous application.

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site comprises a terraced two storey property in Shoreham town centre no. 11 West Street. It is located within the Conservation Area. To the rear of the site is 11a a derelict nightclub building which is currently abandoned and has not been used for many years. Access to the building is via a door from West Street adjacent to the entrance to No. 11 which leads to a passageway leading to the rear of the site. There is a shared unmaintained space to the rear of no. 11. To the rear of the site is a private carpark. To the north and south are neighbouring residential properties.

AWDM/1846/22 was approved on appeal for the part demolition of the former nightclub building and conversion into a single dwellinghouse. The footprint of the building is to be reduced. A two storey section to the east is to be removed, a single storey section to the north and the rear external staircase. The building was approved with the plans showing fibre cement slate tiles and double glazed timber windows and rooflights. The conversion will provide a three bedroom dwelling - Open plan living space to the ground floor, hall, study and W.C and three bedrooms and two bathrooms on the first floor. This approval followed the refusal of AWDM/0788/22 and the approval of the works to no. 11 West Street for a single storey extension, rear dormer and new, relocated garden wall.

Other planning history at the application site includes: -

SU/144/82/TP/4423 - Refusal for the change of use from single dwellinghouse to two self contained flats at no. 11.

SU/129/84/TP/3222 - Permission for first floor extension to the rear of no. 11.

SU/164/84/TP/15193 - Permission for the demolition of the club within a

Conservation Area.

SU/163/84/TP/3301 - Refusal for three town houses, SU/216/84/TP/3409 - Refusal for two houses.

SU/36/85/TP/2399 - Refusal to determine whether consent required for change of use to youth recreational centre.

Following approval on appeal of AWD/1846/22 the following conditions were imposed by the Inspector: -

1) The development hereby permitted shall begin not later than three years from the date of this decision.

2) The development hereby permitted shall be carried out in accordance with the following approved plans: PL-01, PL-02A, PL-03C and PL-04A.

3) Notwithstanding the submitted drawings, no development shall commence until precise details of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

4) Prior to commencement of the development hereby permitted, an emissions mitigation assessment shall be submitted to and approved in writing by the local planning authority. Any mitigation measures shall be implemented prior to first occupation and shall thereafter be retained for the lifetime of the development.

5) Prior to commencement of the development hereby permitted, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the local planning authority:

i) A preliminary risk assessment which has identified: all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site;

ii) A site investigation scheme, based on i) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site; iii) The site investigation results and the detailed risk assessment

(ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken; and

iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangement for contingency action. Any changes to these components require the express consent of the local planning authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction or demolition work, a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority. If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development shall be carried out until it has been investigated by the developer. The local planning authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the local planning authority.

6) Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times: Monday – Friday: 0800 - 1800 Hours Saturday: 0900 - 1300 Hours Sundays and Bank Holidays: no work permitted Any temporary exception to these working hours shall be agreed in writing by the local planning authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

7) Prior to commencement of the development hereby permitted, including any works of demolition, a Construction Management Plan shall be submitted to, and approved in writing by the local planning authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as follows:

- i) the method of access and routing of vehicles during construction;
- ii) the parking of vehicles of site operatives and visitors;
- iii) the loading and unloading of plant, materials and waste;
- iv) storage of plant and materials used in the construction of the development; v) the erection and maintenance of security hoarding;
- vi) no burning on site;
- vii) measures to control the emission of dust and dirt during construction;
- viii) details of public engagement both prior to and during construction works.

8) No part of the development hereby permitted shall be occupied until details of covered and secure cycle parking spaces have been submitted to and approved in writing by the local planning authority. The cycle parking spaces shall thereafter be retained for the lifetime of the development.

The current application seeks to replace the approved drawing with a substitute to show the following: -

Changes to materials including cement slate tiles and boarding. Changes to the layout to show a two bedroom and not three bedroom as previously approved. Lowering of ground level to the side to provide a sunken patio area. Changes to openings including patio doors and rooflights.

Consultations:

West Sussex County Council: The Highways Authority: - In regards to the current variation of condition application the proposed amendments appear minor, only relating to wall materials, proposed levels, patio doors and rooflight. Such changes would not be anticipated to give rise to highway safety concern.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116) and that there are no transport grounds to resist the proposal.

WSP Drainage and Flooding Consultants: - Following a review of the submitted information, we have noted no change to drainage or flood risk and therefore would recommend the approval of the application.

Southern Water: - No objection

Environmental Health: - No adverse comments

Representations: - 1 representation received, representing Piston Broke and Conservative Club.

The occupants of the new dwelling need to be aware of their proximity to 2 long established hospitality premises. The Shoreham Conservative Club and the Piston Broke Pub. Both provide entertainment and create a certain level of noise. Whilst both venues manage and control noise very successfully without cause for complaints from current neighbours, a new neighbour being so close is of concern. Please consider these views in your deliberations.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 16, 17, 18, 20, 22, 26, 28, 34,
'Supplementary Planning Guidance' comprising: Development Management
Standard No.1 Space Around New Dwellings and Flats.
Sustainable Energy SPD (August 2019)

Adur Planning and Climate Change Checklist (June 2021)
Shoreham by Sea Conservation Area Character Appraisal & Management Strategy (ADC 2008)
WSCC Guidance on Parking at New Developments (Sept 2020).
National Planning Policy Framework (2024)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The development has been approved on appeal. The current application seeks some minor changes to the development. The main issues to be considered are how these impact upon the amenities of the neighbouring residential occupiers and the effect on the character and appearance of the locality and Conservation Area.

Visual amenity and Impact Upon Character and Appearance of the Conservation Area.

The Inspector at appeal accepted that there would be no harm to the Conservation Area as a result of the proposal. *“.....as the area is predominantly in residential use, an additional residential property would not be at odds with the prevailing character of development in the area. The proposal would therefore preserve the character of the CA.”*

The plans proposed here show changes to the materials with cladding shown in place of the slate cladding to the elevations. The materials proposed are indicative with no details of the colour and finish and the proposed use of fibre cement slate tiles to the roof. The applicant's agent wishes to substitute the proposed plans for those previously approved however still requires the condition relating to materials and details to be submitted to be attached. It is considered that the principle of the materials proposed here can be supported subject to further details submitted and approved at a later date. The site is within the Conservation Area however the nature of the site does not allow for any views within the Conservation Area due to its backland location. Views are only from adjacent dwellings. The principle of the use of cladding in this case would not result in any visual harm.

The changes including the lowering of levels for the patio and changes to openings will not harm the Conservation Area or visual amenity of the area.

Residential amenity - Proposed Occupiers

The inspector concluded that the proposal would provide suitable living conditions for future occupants of the proposed dwelling and no. 11 (the development results in provision of 81 square metres for no. 11 and 50 square metres for the new dwelling.) The amendments here show the three bedroom dwelling to be changed to a two bedroom property to allow for more spacious accommodation. This is therefore acceptable. The changes to the layout result in larger bedrooms and more light to those spaces with dual aspect, enhancing the space as already approved.

The representation made is noted. However the principle of the dwelling has already been approved. Any impact upon the amenities of the occupiers will need to be considered with regards to any potential noise complaints and considered on their own merits.

Residential amenity – Existing Occupiers

The inspector considered that the proposal would not result in a significant loss of privacy for occupants of neighbouring properties. *“The dwelling would include three first floor windows, which would face towards the rear of the neighbouring properties. The windows would be positioned at a higher level above the internal floor, restricting the potential for overlooking of neighbouring properties to occur.”*

The three first floor windows will remain in the same position. The middle of the three will now serve ensembles and not bedroom 3 so less overlooking will occur with this amendment than was the case with the previous scheme. To the south the roof lights are increased serving the bedrooms and landing. This is adjacent to the boundary of the site, next to the carpark and boundary of the rear of the garden of the adjacent dwelling. These roof lights are high level, above 1.7 metres. the applicant’s agent has provided a sectional drawing to show the height of the window from finished floor level these now serve habitable room and not bathrooms/landing. It is considered that no significant overlooking in this case would occur that would result in any greater harm than the existing approved scheme.

The inspector’s conditions are attached here again as are still relevant and are set out below, other than the approved plans condition which includes the most recently submitted plan.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. S73 year time limit
3. Materials
4. CMP
5. Emissions
6. Cycle parking
7. Hours of work
8. Contaminated land

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendments.

Case Officer: Hannah Barker

Date: 7th April 2026

Authorised by: Peter Barnett

Date: 7 April 2026