

Development Management – Delegated Officer Report

Application Number: AWDM/0378/26 Recommendation: APPROVE

Site: 11 West Street, Shoreham-By-Sea, West Sussex

Proposal: Application to vary condition 1 (Approved plans) and 3 (Materials) of AWDM/1541/22 to be constructed with lead cladding to cheeks of dormer.

ORIGINAL DESCRIPTION: Proposed single storey rear extension and rear dormer window; new garden wall

Date of Site Visit: Visited when considering previous application.

Neighbours Checked:

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. This has recently been amended under AWDM/0158/26.

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.

AWDM/1541/22 was approved for a Proposed single storey rear extension and rear dormer window and new garden wall. The current application seeks to vary condition

1 of this approval (approved plans) and Condition 3 (Materials.) The following condition relates to materials.

“The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the existing building, this includes the new garden wall which shall be finished in white render to match the existing finish and height. All shall remain as such unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.”

The approved plans showed the proposed flat roof dormer finished in materials to match existing and to be tile hung. The current application seeks to change this to show lead cladding to the dormer.

Works have already commenced on site in relation to the approved planning application AWDM/1541/22.

Representations: - None received

Consultations:

Adur District Conservation Area Advisory Group: - Members query the fact that the cheeks of the dormer windows will be covered by Code 5 lead – why not tile hung to match existing roof.

Heritage Consultants: -

No objection, no harm.

The proposed application is a variation of condition relating to materials and approved plans upon permission AWDM/1541/22.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to LPAs when exercising planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.”

The LPA’s duties are reinforced within Section 16 of the NPPF, Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

As such, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the

asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Other elements held within Section 16 will also be considered as will Local Policy.

By way of location the rear of the building (where the dormer is proposed) is not visible from the public realm, either on West Street or on Victoria Road/High Street to the west. It is noted that 2no dormers already possess the lead clad finish and by way of obscurity the proposed variation would have no impact upon the character and appearance of the conservation area.

Having regard to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the proposed works, by virtue of obscurity would not cause detriment to the character and appearance of the Shoreham Conservation Area as a designated heritage asset, and as such would comply with policies 17 of the Adur Local Plan and paragraph 135 of the NPPF

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (July 2021)
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 and the Conservation Area.

Visual Amenity and Conservation Area

The previously approved rear dormer is a modest addition which is to the rear of the building. It will not be clearly visible within the street scene or Conservation Area. The materials to be used, although not to match existing as previously approved, will be sympathetic to the historical character of the building and Conservation Area. ADCAG have queried the use of lead cladding, however the view is taken that this will preserve the Conservation Area. There would not be a requirement to match with tile hanging in this case, the materials proposed are sympathetic and appropriate.

There is no objection from the Council's Heritage Consultants who state that the proposal will cause no harm and state that "the proposed works, by virtue of obscurity would not cause detriment to the character and appearance of the Shoreham Conservation Area as a designated heritage asset." Support can therefore be given to the changes in this case.

Residential Amenity

The changes to the proposed materials will not give rise to any harm to the amenities of the occupiers of the adjacent dwellings, including any future occupiers of the dwelling to the rear.

The approved plans and materials conditions are amended to allow for the lead clad dormer. The other conditions as attached to the previous consent AWDM/1541/22 are also copied below. The time limit condition is not required as work has already commenced at the site so can be completed at any time.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Materials lead cladding to dormer
3. No windows on the north elevation of the extension.

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