Expiry Date – 8/7

Development Control – Delegated Officer Report

Application Number: AWDM/0743/20 Recommendation – Grant

Site: Ivy Cottage, 55 The Green, Southwick

Proposal: Proposed 1.8m high flint and brick pier wall (within garden) revising 1.8m high tapered boarded fence previously approved under AWDM/0086/20

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 26/6

Site and Surroundings

This application relates to a Grade II listed two storey house on the west side of The Green and junction with Church Lane. The property has coursed cobblestones to front and rear elevations and a mansarded roof.

The front and rear gardens are enclosed with flint walls. The front gardens of houses to the west in Church Lane are also, largely, enclosed with flint wall. The western boundary shared with 1 Church Lane has a mixed boundary of flint wall and panel fencing. The flint wall appears to be part of an earlier outbuilding which existed prior to Church Lane houses being built.

Vehicle access is from Church Lane immediately behind the house itself though a piered entrance.

Proposal

Permission is sought to erect a flint wall in place of a timber fence previously approved in March of this year. The new wall will enclose the lawn area making the rear garden more private from the street.

Relevant Planning History

Awdm/0086/20 - Demolition of existing pier and wall (north): proposed 1.8m tapered boarded fence and gate to West (within garden) and proposed flint and brick pier wall to West boundary 2.2m high. Granted 24.3.2020

Consultations

Adur Conservation Advisory Group:

No objection

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2,15 and 17
Southwick conservation area appraisal

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour Impact

There is no neighbour harm.

Conservation Area

A flint wall is preferable to the approved fence. The flint block work detail is not acceptable but the agent and applicant have confirmed agreement to a 'details of flint work' pre commencement condition to be added.

Conclusion

No harm to the conservation area or listed building.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Sample of flint work/brick

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally

submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 26.6.2020
Authorised and signed by:	Peter Barnett	Date: 26 June 2020