Development Management - Delegated Officer Report

Application Number: AWDM/1867/20 Recommendation – APPROVE

Site: Sussex Marine Watersports, Half Tide Quay, Albion Street

Proposal: Retrospective application for retention of anti-climb guard on existing palisade fencing.

Date of site visit: 1st February 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site is on the south side of Albion Street in Southwick at Half Tide Quay, a large area of land occupied by Sussex Marine Watersports. Retrospective consent is sought for anti climb guarding which has been attached to the top of the existing palisade fencing which currently encloses the site. The site has suffered from several break-ins and the additional security is deemed to be necessary.

Consultations

Adur and Worthing Councils: - Environmental Health – No comment.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The impact upon the character of the area and visual amenity is the main consideration here with highway safety and residential amenity.

Visual amenity

The palisade fencing is clearly visible within the street scene and surrounding area due to the siting adjacent to the highway and the scale of the area enclosed. It is considered that the anti climb guard does have some impact however this is not significantly greater than the visual impact of the fencing itself which has consent and has been in place for some time. Consent here is sought for the top guard only.

It is not considered that sufficient visual harm is caused to justify refusal of the application. There are examples of similar fencing and anti-climb measures elsewhere along the A259 Brighton Road.

Residential amenity

Although the fencing and top guard are visible from neighbouring properties there is not significant impact with regards to loss of outlook again as this does not have a greater impact than the fencing itself. There is therefore no ground for refusal here in terms of residential amenity.

Highway Safety

The top guard and fencing are visible to highway users however this does not give rise to any safety issues.

Other Matters

The owners of the site have advised of their need for such security measures at the site due to them being repeatedly victims of crime. Therefore there is a clear requirement for such development and considering its relatively minor visual impact and need it can be supported in this case.

Recommendation

APPROVE

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: 2nd February 2021

Authorised by: Peter Barnett Date: 2 February 2021