Development Management - Delegated Officer Report

Application Number: AWDM/0978/19 Recommendation – Approve

Site: 1 Firle Road, Lancing

Proposal: Erection of 1.5 metre high fence behind existing dwarf brick wall along section of north and west boundaries.

Date of site visit: 18 July 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to front and side boundaries of 1 Firle Road. The property is located on a bend in the road opposite the junction with Fairview Road. Part of the existing boundary (approximately 24m) comprises a dwarf wall with curved top closeboard fence behind. The rest (19m) is currently made up of a dwarf wall with shrubs behind.

The application proposes to remove the planting and to erect a 1.5m high fence to match the rest of the boundary.

Relevant Planning History

None

Consultations

Lancing Parish Council: No objection

Representations

None received

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 (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The existing shrubs provide a pleasant screen to the garden and enhance the street scene along this part of Firle Road. The street is generally open plan with low walls and shrub planting forming front boundaries. However, there is the existing fence along part of 1 Firle Road's boundary and a fence and wall along the boundary of the property on the opposite corner at 33 St James Avenue.

The applicant has stated that their garden is significantly overlooked and the fence is required for privacy. However, at the time of the site visit the shrubs appeared to provide a sufficiently dense screen to prevent views into the property or garden.

Nevertheless, the proposed fence is not considered to be unduly obtrusive in the street scene in the context of the existing fence and no significant visual harm will arise.

Residential amenity

The proposed fence has no impact on the residential amenities of neighbouring occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Fence to match existing

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: Peter Barnett Date: 20 August 2019

Authorised by: Gary Peck Date: 21 August 2019