

Development Management – Delegated Officer Report

Application Number: AWDM/0426/26

Recommendation: – APPROVE

Site: 1 Silver Birch Drive Worthing West Sussex BN13 3PP

Proposal: Replacement of rear fencing with a brick wall (2.13m high) to North boundary; new brick wall behind existing timber fence East boundary (2.13m high)

Date of Site Visit: 08/05/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site is located on a corner plot, to the north of Silver Birch Drive and to the east of Yeoman Drive in a residential area of Worthing. The property comprises a detached two storey house with white painted brick work to the lower elevations, tile hanging above and a hipped roof. There is a detached double garage set back in the site towards the rear of the plot. The boundaries to the site consist of low walls to the front and west side and high close board fencing with trellis above to the sides and rear. There is a public footpath adjacent to the rear boundary of the site.

The site is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for replacement of the fence to the north boundary with a brick wall and a new brick wall behind the existing timber fence to the east boundary.

The existing fence and trellis of 2.13m high to the rear (north) boundary would be replaced with a brick wall of the same height with soldier course to the top.

A new brick wall of 2.13m would be constructed on the inside of the fence to the east boundary between the end of the garage wall and extending out to the rear boundary (north). The existing timber fence and trellis would be retained.

Relevant Planning History:

92/05630/FULL - Reposition existing 1.8 metre boundary wall and fence, adjacent to highway and footpath at rear of garden

STATUS: Conditional Consent 24th April 1992.

AWDM/1263/24 - Application for Certificate of Lawfulness for proposed single storey rear extension, loft conversion incorporating hip to gable roof extensions, rear dormer, front rooflight, side facing 2nd floor window and relocation of existing solar panels

STATUS: Application Permitted 28th November 2024.

AWDM/1264/24 - Conversion of garage into habitable space ancillary to the main dwelling, including new first-floor with rooflights to front (North) and rear (South) roof slopes

STATUS: Application Permitted 10th January 2025.

Consultations

None required

Neighbour Representations

None received

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment:

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The site is located on a prominent corner with the west side boundary of the site facing onto Yeoman Road. The most prominent west boundary consisting of a timber fence and trellis would be retained as existing.

The rear boundary to the north of the site backs on to a public footpath and is partially visible from the road but not prominent. The fence is partially broken and in need of replacement/repair. The proposed brick wall replacing the fence to the north boundary would be constructed using materials and detailing that reflect the existing lower western brick boundary wall and would result in a cohesive and consistent appearance. The height of the wall would be the same as the existing fence and trellis at 2.13m high and although the wall would be slightly more enclosed than the open trellis on top of the existing fence, this is not considered to appear visually dominant or excessively tall in this location. The wall would improve the current appearance of the site and improve security and would not result in harm to the character of the area.

The proposed wall to the inside of the east boundary would be screened by the existing fence to the west boundary and would not be noticeable from outside the site.

There would be no adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The only neighbour affected by this proposal is the adjacent neighbour to the east at No.3. The fence to this boundary would be retained and the new wall erected inside the existing fence to the end section only and would have no detrimental impact on residential amenity.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit
3. The brick walls hereby permitted shall be completed to match the colour and texture of the bricks used on the existing west boundary wall of the site, unless otherwise approved in writing by the Local Planning Authority.

Informative

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.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Amanda Haslett

Date: 22/05/26

Authorised by: Jo Morin

Date: 26.05.2026