Expires 18/10/07.

Development Control – Delegated Officer Report

Application Number: ADC/0527/07 **Recommendation – Permit Application**

Site: **64 Parklands Shoreham-by-Sea West Sussex BN43 6NN**

Proposal: **Low brick wall around front garden approximately 36cm high (retrospective application)**

The Application

This application seeks retrospective permission for a low front brick boundary wall constructed contrary to Condition 4 of planning permission SU/144/83/TP.
The application site is a mid terrace house located within the Parklands estate, Shoreham. The terraces sit perpendicular to the estate road with open plan front gardens and communal parking areas. The front wall has been constructed to a height of 0.36 metres around the perimeter of the front garden and is topped with sand coloured coping. This wall contravenes the above condition which states that no means of enclosure shall be erected without prior planning approval in order to safeguard the character and visual amenities of the locality.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Visual Amenity

The wall as constructed is of red brick with sand coping to a height of 0.36 metres and follows the front boundary of the property. There are no other front boundary walls/fences in the immediate terrace however it is noted that a similar wall has been built at No.43 whilst there are further picket fences elsewhere on the estate, all of which have been constructed without permission but have deemed approval. The restrictive condition was attached to the estate's planning permission in order to maintain its open-plan nature. Therefore any tall walling would be highly noticeable and detrimental to the visual appearance of the estate.
It is not however considered that the height of this wall offers any detriment to the locality. It is of sufficiently low height to respect the open plan nature whilst improving the appearance of the property.

It is acknowledged that this permission will set a precedent for further frontal boundary walls in the estate however it felt that further walls of equally low height and construct will not significantly damage the character of Parklands.

Recommendation

APPROVE for reason that :-

1PPi (amended) 'The development does not detract from the local environment and has taken place without resulting in unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with.....'

No Conditions ∴ need clear for page

Case Officer:.....

Date: 10/10/07