expires 23/10

Development Control – Delegated Officer Report

Application Number: ADC/0339/09 **Recommendation – Permit Application**

Site: **20 Kings Crescent Shoreham-by-Sea West Sussex BN43 5LE**

Proposal: **Brick wall up to 1m high on north-east side boundary of front garden (additional to wall permitted under ADC/0230/09)**

The Application

The application relates to a detached house on the north side of Kings Crescent and the corner of Seahaven Gardens. Permission was granted earlier in the year for a 1m high wall around the front garden which has since been constructed (ADC/0230/09). It is now proposed to erect a 1m high brick wall along the east side of the entrance path adjacent to 18 Kings Crescent. There is presently a hedge on the west side of the path but the east side (which forms the boundary) is open.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: - Development Control Standard No.3 'Extensions and Alterations to Dwellings' PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

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. The proportion of the garden area taken up by the proposal should not be excessive having regard to the character of the area in general.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The proposed wall, at 1m high, will not appear unduly dominant or out of character. There are several examples of low walls and other front boundary screens in the street and this modest proposal will not detract from the area.

Residential amenity

The low wall will have little impact on the residential amenities of neighbouring properties.

Recommendation

APPROVE for the reason:-

1PPi

Subject to:-

1. C1Ci

Case Officer [redacted] .. Date 29/9/09

[redacted] 29/9