Development Management - Delegated Officer Report

Application Number: AWDM/0645/21 Recommendation – APPROVE

Site: 50 St Giles Close, Shoreham-By-Sea, West Sussex

Proposal: Erection of 0.8 metre high trellis to existing 1 metre high close boarded fence on the east and south side of the garden. 1.8 metre high fencing to the front, north side with gate.

Date of site visit: 24th May 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is an end of terrace two storey property within an estate of similar properties with some purpose built three storey flats directly to the north. The locality is generally open plan with properties with open frontages and land adjacent to the highway is open or enclosed by low level shrubs or fencing. In this case the property is a corner plot with an open front garden to the north. To the east is a 1 metre high close boarded fence abutting the pavement with dense shrubs on the inside and shrubs towards the front side of the garden. The rear south facing boundary has a 1 metre high fence with hedging/shrubs on the outside.

Consent was originally sought to increase the height of the close boarded fencing to 1.8 metres in total in the same position on the side and rear elevation and new fencing to the front to include a side gate. Officers considered the height and solid nature of the fencing to be out of keeping and detrimental to the general open plan character of the locality and suggested setting the fencing in with planting to the front lower fencing and trellis as an option.

Amended plans have been submitted to show the existing fence to be retained with a 0.8 metre high trellis added to the top on the side and rear elevation. The shrubs will be retained. Adjacent to the front elevation of the house a 1.8 metre fence is proposed with side gate access to the rear garden.

The applicant has sought consent for the additional means of enclosure for security for his family when using the rear garden.

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 main issue for consideration here is how the proposed means of enclosure impacts upon the character and appearance of the surrounding built environment and locality. In terms of its general open plan character it was considered that the increase in fence height to 1.8 metres solid close boarded fence abutting the pavement would be detrimental to the established character here. It would be oppressive and dominant within the street scene and would set a precedent for similar development which would be harmful. The applicant made reference to other fences of similar height however none of these were in immediate close proximity to the site. Therefore they did not justify the proposed development.

The compromise of a trellis to the top of the existing fence will allow for the means of enclosure to be open without a solid feature at this height, the top section will provide a secure boundary treatment whilst being soft in appearance with light and glimpses of vegetation coming through. The shrubs will remain which are the dominant character here and a condition is attached to ensure this is the case.

It is considered on balance that the 1.8 metre fence can be permitted to the north elevation adjacent to the front of the house, this is set back from the front and behind already established planting, it will not be a dominant feature when viewed within the street scene and surrounding area.

Residential amenity

The proposed fencing and trellis will not impact upon any adjacent properties, at the side and rear it is adjacent to the highway and neighbouring driveway. To the front it is well set back from the property frontage. There will be no loss of light, privacy or overbearing impact as a result of the development.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The hedging and shrubs at the site as shown in the site photographs shall be retained during and following works. Any vegetation that is removed or damaged or dies shall be replaced in the following planting season with plants of a similar size and species. Reason: - In the interests of visual amenity and to comply with Policy 15 of the Adur Local Plan.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 24th August 2021

Authorised by: Peter Barnett Date: 25 August 2021