EA 23/6/09

Development Control – Delegated Officer Report

Application Number: ADC/0158/09 **Recommendation - Application Permitted**

Site: **20 Lewin Close Lancing West Sussex BN15 9HE**

Proposal: **Screen wall (1.83m high) to enclose garden on south side** adj. Hayley Road

The Application

The site is located within the built up area of lancing, an end of terrace two storey dwelling within an estate of similar properties. The dwelling fronts onto Lewin Close to the west with Hayley Road running to the side. As existing there is a low level wall to the front of the property and the general character of the area is open plan with similar low level wall to the front of adjacent dwellings. A rear wall continues in line with the rear of the property enclosing the rear garden. To the side is an open grassed area which is within the applicant's ownership.

ADC/0070/09 sought permission for a 1.8 metre close boarded fence to enclose the side grassed area up to the pavement with small sections of garden area remaining to the front and rear. This application was refused for the following reason: -

"The proposal would form an obtrusive feature that would be visually out of keeping with existing development and detrimental to the environment, thereby conflicting with the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AH7, AG1)"

The current application seeks permission for a 1.83 metre brick wall which is to enclose a slightly smaller area than the previous proposal. The wall is to be built with bricks to match the existing house and will also be curved along the front corner.

Consultations and Representations

Third Parties: - No third party representations have been received.

Lancing Parish Council: - No objection

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II '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 will be expected to have regard to design and materials which should respect the character of both the original dwelling and the area generally.

Residential Amenity

As with the previous proposal it is not considered that the proposal will have any adverse impact on the residential amenities of the occupiers of the adjacent dwellings. No. 69 Hayley Road is sited to the east of the proposed wall. The wall is set forward closer to the highway than the front of no.69 however it is set in at a distance of 3 metres from the adjacent property boundary therefore it is not considered that there will be a loss of light or overbearing impact to the front of the adjacent dwelling to warrant a refusal for this reason.

Visual Amenity

The proposed wall will be clearly visible within the street scene. The surrounding built environment is mainly open plan in character, properties have open frontages and low level walls, with grass verges. There are however some properties within the vicinity of the site on the opposite side of Hayley Road to the south, nos. 37, 39 and 83 which have side walls which run parallel to the highway enclosing rear gardens. These walls appear to have been originally constructed with the estate as there are similar examples replicated within the area. The siting and design of the proposed wall is based on these existing walls, the curve and set back from the front and rear will allow for planting to soften its appearance. The bricks used will be conditioned to match existing. It is considered that the proposed wall is acceptable as oppose to the previously refused application for a fence due to its siting and use of materials, which are sympathetic to the character and appearance of the locality.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Eii – amended – The materials and finishes of the boundary wall hereby permitted shall be completed to match in colour and texture those of the existing building.

Case Officer.....[redacted].....Date..28/5/09 [redacted] 28/5/09