Expiry Date - 28/10/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1075/24 **Recommendation – APPROVE**

Site: **14 Dianthus Grove Northbrook Worthing West Sussex**

Proposal: **Erection of 1.9 metre high brick wall (to match existing) to enclose part of the side garden**

Date of site visit: 15/10/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located at the end of Dianthus Grove within a recently constructed residential estate in West Durrington. The property comprises a detached two-storey house with flint elevations and brick quoining beneath a composite slate tile roof and a feature chimney to the south side. The main garden is to the rear (north-east) of the house and enclosed by a brick wall. There is a detached garage to the rear of this. The small side and front gardens are open with flowerbeds defining the edge of the site.

The property 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 the erection of a 1.9m high wall to enclose part of the side garden.

The existing angled section of wall extending from the north-east corner of the house would be removed and a new wall erected to enclose part of the side garden to the south-east of the house. The new wall would adjoin the existing boundary wall and step out 1.08m to the boundary, continuing along the boundary for 4.2m before stepping back in for 2.36m to adjoin the house. A gap of 0.3m would be retained between the new wall and the side of the chimney.

The wall would be 1.9m high finished in brick and detailing to match the existing wall.

The application has been amended to reposition the wall so that it does not cut across the chimney.

Relevant Planning History:

AWDM/0818/23 - Application for Certificate of Lawfulness for proposed rear extension – Approved

Consultations:

WSCC Highways – This proposal is for the erection of 1.9-metre-high brick wall (to match existing) to enclose part of the South side garden. The site is located on Dianthus Grove, a private road, consequently these comments are for your advice only. Dianthus Grove adjoins the public highway at Cherwell Road an unclassified road subject to a speed restriction of 30 mph.

Following an inspection of the application documents alongside WSCC mapping, the LHA does not anticipate that the proposed wall would have an adverse impact on visibility at the existing vehicular access to the rear of the dwelling.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (DLUHC 2023)
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 property is located in a prominent corner position at the end of Dianthus Grove. Corner properties on this estate have been specifically designed to provide visual interest which for this particular property includes flint elevations with brick quoining detail and a brick chimney to the south-east side of the house.

The original proposal would have intersected with the chimney obscuring part of this feature. The plans have since been amended to move the proposed wall so that it is a minimum of 0.3m from the chimney which can now be viewed in

full. This amendment is considered to preserve the character of the building and its architectural features.

The extended wall would exactly match the existing wall on site in height, materials and detail and would not appear out of keeping in the street scene or have any detrimental impact on the rhythm or layout of development.

There would be no adverse impact on visual amenity as a result of this application.

Residential Amenity

There are no immediate neighbours adjoining the site that would be affected by the erection of a wall in this location. The closest neighbour (No.5) to this side is on the opposite side of the road. The wall would not appear overbearing or diminish light to this property.

There would be no detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Highway Safety

No objections have been raised by WSCC highways to this development and there are no transport grounds to resist the proposal.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Wall to match materials, height, finish, detailing, design of existing wall

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 18/10/24

Authorised by: Jo Morin Date: 21.10.2024