Expires 17/7/08.

Development Control – Delegated Officer Report

Application Number: ADC/0278/08 **Recommendation – Permit Application**

Site: **2 Blackpatch Grove Shoreham-by-Sea West Sussex BN43 5GT**

Proposal: **Enclosure of grassed area at side with screen wall/fence and use as part of rear garden**

The Application

The application site is an end-of-terrace house located on the north side of Blackpatch Grove, Shoreham. The property has a two storey side extension (SU/97/02) to the east and an offset rear garden bounded by an access road to the rear. Downsway sits across an thin patch of open grassland to the east. This application seeks permission to extend the rear garden into a spare section of grassed land between the existing boundary fence and the pavement to Downsway. A new 1.8 metre brick pier and close board fence is to be erected 0.3 metres from the pathway to enclose the 3 metre wide strip of land. Two trees within this land will be enclosed into the enlarged rear garden by this proposal.

Consultations and Representations

Consultations/Comments

Spencer Bryan (County Planning Officer Strategic)	No objections

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 alterations should be designed so as not to result in 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 properties on Blackpatch Grove and the wider area are open plan in nature and set in blocks surrounded by paths, grassed areas and roads. In many cases the rear gardens abut roads and paths with 1.8 metre high fencing. The applicant's property has such a setup although with lower 1.2 metre fencing on an open grassed corner. The recently built extension has resulted in a garden offset from the new flank wall with the low side boundary approximately 3.3 metres from the adjoining pathway. This proposal is to enclose most of the open space between the existing boundary and the pathway. The new brick pier and close board fencing is to be higher at 1.8 metres and will enclose two trees. A separation of 0.3 metres will be retained to the pathway to avoid the new fencing appearing cramped whilst the grassed nature of this corner site will be retained by the grass verge between the pathway and the main road. It is considered that this is a sympathetic and modest scheme that will not serve to significantly affect the open grassed appearance of the area. County Highways have raised no objection.

Recommendation

APPROVE for reason that :-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the open-plan character of the area or highway safety. It would consequently not conflict with the policies of the ADLP (AG1, AH7) and the WSSP (DEV1).

Subject to:

1. C1Ci
2. The brickwork of the screen wall hereby permitted shall be completed to match the existing house prior to commencement of use of additional area for garden purposes. Reason: In the interests of visual amenity and to comply with policy AH7 of the ADLP and DEV of the WSSP.

Case Officer:..... Date:4/7/08.

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