Expiry Date - 15/06/2010

**Development Control – Delegated Officer Report**

**Application Number: ADC/0090/10** **Recommendation – Permit Application**

**Site:** **38 Greenoaks Lancing West Sussex BN15 0HE**

**Proposal:** **Reposition 1.7m high screen wall further forward**

**The Application**
The application relates to a 1960's detached house located on the western side of the road. The house is a corner property with the side of the dwelling having a frontage to the north where the road turns west, and the front of the house facing eastwards. To the rear of the property are a pair of detached garages which step out in front of the building line of the application dwelling by 4m. The garage is connected to the side of the house by a screen wall 1.7m high, by 4.2m long, in line with the front elevation of the house.

The occupier owns the whole side of the plot up to the highway and its appearance is open plan to the north with other dwellings and flats. Further westwards the open plan appearance dissolves with the introduction of front boundary walls and an historic 1.5m high flint wall. The garden of No.40 to the south is bounded by a high wall 10m in length from the rear of the property to the front of the southernmost of the pair of garages.

Permission is sought to demolish the existing wall between the house and garage, and re-position it so that rather than being perpendicular to the garage, it angles forward to the front of where the garage is sited, at an approximate angle of 45 degrees. The repositioning of the wall would enable the existing small garden to be enlarged slightly.

**Consultations and Representations**

***Lancing Parish Council:*** No objection.

***Third Parties:*** There have been no letters of objection received.

**Relevant Planning Policies and Guidance**

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.',
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

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## 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.

Development Control Standard No.3 entitled 'Extensions and Alterations to Dwellings' states that the removal or addition of boundary walls or fences can have a significant effect on the character of an area. In modern, open-plan estates the addition of boundary walls or fences at the front of dwellings can be out of character.

***Visual amenity***
The existing wall is well set back from the road aligned with the main building line of the dwelling. It has a patterned effect of brickwork to the front of the wall. The wall currently stands behind an expanse of paved concrete which is used for bins storage adjacent to the garage, and a grassed front garden area.

Due to the siting of the existing garages (south) being so far in front of the building line the impact of the re-positioned wall would be limited to views from the north and east. The wall would effectively have the same appearance as the side elevation of the existing garage, and whilst it would no longer respect the building line of the house it is not considered that there would be a detrimental impact on the 'open-plan' appearance at the front and side of the property and the wider streetscene.

## Recommendation

Approved for reason that :-

1PPi

1. C1Ci
2. C12Eiv – amended
   The wall hereby approved shall be completed to match in colour and texture the exterior of the existing dwelling on site.
   **Reason:** *In the interests....etc.*
3. The development hereby permitted shall be carried out in accordance with the following approved plans: Block plan PJB/1; Block plan PJB/2; Existing elevation EL01; and Proposed elevation EL02 date stamped received 20 April 2010. **Reason:** *For the avoidance...*etc

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Case Officer Carlos Hone

Date 20/05/10 PS 24/5

