Development Management - Delegated Officer Report

Application Number: AWDM/0271/25 Recommendation – APPROVE

Site: 14 Church Street, Shoreham-by-Sea, BN43 5DQ

Proposal: Proposed 0.7m high front boundary wall.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a two storey middle of terrace dwelling situated in the heart of the Shoreham Conservation Area within the town of Shoreham. Although terraced, it is an independent building abutting each of its neighbours either side, indeed the street has evolved in this manner with each single or group of buildings abutting its neighbour. They are of different heights and sizes and designs, and the same contiguous concept applies to the dwellings on the other side of the road too.

Some of the dwellings are set back from others either singularly or in a group. No. 14 is in line with its neighbour to the north, no. 16, but set back from its neighbour to the south, no. 12.

Church Street Shoreham is covered by an Article 4 Direction (Removing Permitted Development Rights), made 1996.

Proposal:

Permission is sought to:-

- Provide a low (700mm) boundary wall to the front of the property

Relevant History:

SU/53/06 Portico around front door and 0.7m high front boundary wall.
Approved 05.05.2006

ADC/0234/10 Portico around front door and 0.7m high front boundary wall.
Approved 10.09.2010

Representations: None received

Consultations:

Adur District Conservation Group:

Unanimously agreed to Approve.

WSCC Highways:

The proposed wall does not encroach into the maintained highway boundary and does not appear to obstruct vehicular/pedestrian visibility in this location.

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 NPPF (para 116), and that there are no transport grounds to resist the proposal.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15, 17
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2024

Planning Assessment

Principle:

The proposal comprises the provision of a low boundary wall to a residential property located within the built up area and can be supported in principle. The relevant issues are the visual and residential effects on the amenities of neighbouring occupiers and the character and appearance of the designated Conservation Area.

Visual & Residential Amenity:

Planning history reveals that there have been applications for the boundary wall in the past but to date have not been implemented.

Looking at the street, it can be seen that the terraced dwellings that are set back, as per the application site, and other than the application site though, these set back dwellings have a low front boundary, and these walls are in line with the forward projecting dwellinghouses to the south.

A similar situation occurs on the other side of the road (west) in Church Street, where an independent terrace of 4no. dwellings are set back from the main dwellings, and these 4no. dwellings have low boundary walls to the front.

The proposed wall will be some 700mm high and rendered and painted to match the main house. The wall will have a break, being the width of the front entrance door,

and will have a slight return, either side of the break. The top of the wall is shown to be rounded.

The proposal will come out to be in the same position as the ‘forward’ house to the south no. 12, and will sit slightly behind the neighbouring wall to the north. The front wall at no. 16 is of a similar height to that proposed.

The proposed wall is not considered to result in any material harm to the visual or residential amenities of neighbouring properties.

Further, it is considered that the wall as proposed will indeed complement and enhance the visual amenities of the street scene and thereby the Conservation Area.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Colour of render

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 21.05.2025

Authorised by: Peter Barnett Date: 21 May 2025