Expiry Date – 10/1

Development Control – Delegated Officer Report

Application Number: AWDM/1069/19 Recommendation – Grant

Site: 68 Greentrees Crescent, Sompting

Proposal: Retention of 1.8m close boarded fence (with new planting to provide privacy) and change of use of land to west to garden within domestic curtilage.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 18/12

Site and Surroundings

This application relates to an end of terrace dwelling on the south side of Greentrees Crescent and corner of Grafton Gardens.

Built in the 1960's this estate has open plan front and side gardens protected by condition on the original application (SU/47/64 refers). This property has a relatively large unenclosed side garden with, until recently, a mature tree on it.

The property is not listed and is not in a conservation area.

This application follows an approval for a 1.5 metre high fence and planting earlier this year, see below.

Proposal

This application differs from the approval in August as the fence erected is 1.8 metres high and not 1.5 metres as approved. 20 laurel hedge plants were to be planted outside the fence to eventually screen it from view. In the end 48 were planted and they appear to be doing well.

Relevant Planning History

AWDM/1069/ - Erection of 1.5m close boarded fence (with new planting to provide privacy) and change of use of land to west to garden within domestic curtilage. Granted 22.8.19

AWDM/0669/19 - Erection of 1.8m close boarded fence and change of use of land to west to garden within domestic curtilage. Refused. 20.6.19

S/47/64 – Outline application for 134 terraced houses, 6 flats and 140 garages. Granted 7.7.64

Consultations

Sompting Parish Council:

'As per the Councils objection in May 19 to application AWDM/0669/19 and July 2019 to application AWDM/1069/19 (height of fencing 1.5m) it still objects on the grounds of setting a precedent and is out of character with the area. It also notes that the previous application was permitted by Adur and Worthing Council and this one now has an increased height of fencing 1.8m'

Highways:

No objection.

Representations

Two neighbour letters of support.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development has been agreed with the August 2019 permission to enclose this garden. The fence erected is 1.8 metres high, 300mm taller than approved.

Only this extra height can be considered now and its impact on the character and appearance of the area and the impacts of the development on neighbour amenity.

The extra 300mm in height is not so significant to justify refusal of this application. It will increase privacy for occupiers of this property. No immediate neighbour has objected to the fence. The 48 laurel saplings planted will eventually screen the fence from view and give this corner plot a similar appearance to others in the vicinity.

Recommendation APPROVE subject to the following conditions:

1. Approved Plan

2. In the event that any of the 48 Laurel saplings planted die within five years of this permission it/they shall be replaced by a similar laurel in a similar position during the next planting season.

Reason: In the interests of visual amenity and to protect the character of the locality and to comply with policies 15 and 30 of the Adur Local Plan.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? Yes.

Case Officer signed:	MOK	Date: 18/12/19
Authorised and signed by:	Peter Barnett	Date: 18 December 2019