Planning Application 20 Slonk Hill Road, Shoreham by Sea BN43 6HX for hobby room outbuilding and 2.5m high boundary wall

Outbuilding hobby room

It is the applicant's intention to landscape the rear garden in order to provide a more useable space on one level in the upper main part of the rear garden and to replace existing outbuildings which are coming to the end of their lifespan. Whilst carrying out the works, it is the intention to excavate out an area and create a hobby room to structural engineers specifications in reinforced concrete to provide a further large useable space. Upon completion the building will be covered over by the upper level of the garden, so apart from the entrance doors located in the lower yard retaining wall, their will be no view of this finished construction to either neighbour. At present the property is only overlooked by a neighbour on each side and one of those neighbours is completely screened off by high trees and bushes. Upon completion the building will not be viewable form the limited view from the font of the property between the houses.

The applicant has discussed this provisionally with planning officers during pre-submission advice and although the building meets the criteria of an outbuilding, it was the planning officers view that due to the nature of construction and excavation, that planning should be applied for.

Rear Boundary wall

AT present the rear boundary is fenced with a 1.8m high closeboard fence. The property is bounded on the back by an area of woodland directly adjacent to the cutting to the main A27 that slopes from the Southwick tunnel to the Cloverleaf flyover. Due to the nature of the road and the hill, the road traffic on this stretch of road is persistently loud, especially art peak times and at the weekends and the sound levels, measured to be in excess of 80Db at certain times and is exacerbated by the topography of the road cutting which contains the road noise, making enjoyment of the top area of the garden difficult. The woodland area behind also is used by the public for walking dogs and leisure walks and due to the fact that the land rises from the rear fence to the footpath, privacy and security are reduced, with the fence being effectively 300mm lower when on the other side. It is the intention to replace the fence with a gabion basket retaining wall 500mm thick and 2.5m high. This will improve security, and due to the nature of the material and construction will help to reduce the road noise, both in the garden and the rear of the house.

It will also provide a structure that will be low maintenance with a long lifespan. The baskets will be filled with local stone and this will be softened by planting within the face of the baskets and planters in front of the wall, as well as the large amount of trees behind. Whilst it is appreciated that permission would not be needed for a 2m high wall, in line with permitted development, it is felt the additional height is needed to help alleviate the problems above.

ADUR & WORTHING
PLANNING SERVICES

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| PLAN | AWDM/ 1519/18 |
| DATE VALID | - 8 OCT 2018 |