Expires 09.02.09.

Development Control – Delegated Officer Report

Application Number: ADC/0576/08 Recommendation - Permit

Site: 10 Freshbrook Close Lancing West Sussex BN15 8BW

Proposal: Screen fence on north-east boundary (retrospective)

The Application

The application relates to a detached chalet-bungalow, located at the far west end of Freshbrook Close, a residential street made up of other detached bungalows. The site itself is isolated away from the north and south sides of the road, which have a more traditional formation of dwellings side-by-side one another. The application bungalow is set back within the plot closer to the Grinstead Lane flyover embankment (west), than it is to the front of the site. To the south of the bungalow is a driveway and detached garage, to the west is a small patio, and to the north and east are gardens bounded from the road by dwarf brick walls.

The retrospective planning application is for screen fencing on the boundary of the site, to the east and north-east. The two separate sections of fencing are made up of three fence panels each. The most eastern, directly in front of the dwelling, is comprised of three 1.8m wide panels, two of which are 1.95m high and one being 1.5m high. The section of fencing to the NE of the dwelling is comprised of three 1.8m by 1.95m panels.

To the north of the dwelling is No.8 a bungalow which has a front garden that is partially screened by a 1.6m high hedge and 1.8m high trellis panels. To the east on the opposite side of the road is No.7, a bungalow which has part of its side garden screened by 1.8m trellis panels adjacent to the highway. To the south of the application site is a car parking compound that serves Russell Court, a series of blocks of flats at the end of Bridge Road. The parking compound is bounded in part by 1.8m high close boarded fencing.

Relevant planning history:
ADC/0730/07 – Conservatory at the front. The application was refused and a subsequent appeal dismissed on the grounds that, the proposals would unacceptably detract from the character and appearance of the existing dwelling and the street scene in general. The fence panels were not part of the original planning application, nor were they made part of the planning appeal decision.

Consultations and Representations

Third Parties: No neighbour objections.

Lancing Parish Council: No objections.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
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)

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 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.

Visual amenity

As originally submitted it was considered that the three fence panels (2 of 1.95m height and 1 of 1.5m height) directly east of the bungalow, unacceptably detracted from the appearance of the dwelling and from the street scene in general, due to the relatively open character of the rest of the street. The applicant has now amended the plans to show the easternmost three fence panels removed from the proposals.

The three 1.95m high panels to the north-east of the bungalow are adjacent to the entrance to No.8, in line with a boundary fence and high trellis that run directly north of them, and mark the boundary of the garden of No.7.

Part of the reason the eastern most section of fencing was considered to detract from the appearance of the dwelling was due to the fact that they obscured much of the front elevation. The three panels to the NE are directly in front of the embankment which runs besides the flyover bridge, and has much less impact due to this. The fence also runs in line with the hedge to the north at No.7 which creates a more natural boundary, in addition it has the advantage of giving privacy to a section of the garden that would otherwise be completely overlooked from the street.

Given that the remaining three fence panels are set back from the front of the dwelling and that over time they will weather to a more natural colouring, it is considered that, on balance, their effect does not detract unacceptably from the appearance of the application dwelling or the amenity of the street scene in general.

Recommendation

APPROVE for reason that :-

1PPi – amended.
The proposed development does not detract from the local environment and has taken place without resulting in unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with the policies of the Adur district local Plan (AG1, AH7) and the West Sussex Structure plan (LOC1, DEV1).

1. Within three months of the date of this permission the three fence panels located directly to the east of No.10 Freshbrook Close shall be removed permanently.
   Reason: *In the interests of visual amenity and to comply with policy AH7 of the ADLP and DEV1 of the WSSP.*

2. C14A3 – 19.01.09 (AH7 of the ADLP and DEV1 of the WSSP).

Case Officer:
Date: 22.01.09 PB 22/01/09