Expiry Date - 21/05/2014

Development Control – Delegated Officer Report

Application Number: AWDM/0361/14 Recommendation – APPROVE

Site: Dankton Lodge Dankton Lane Sompting Lancing

Proposal: 1.8m high flint and brick wall to replace fence on eastern boundary.

Date of site visit: 1 April 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached traditional house with white elevations located on the east side of the road and enclosed to the rear by tall flint faced walling to the south boundary, 2m timber fencing to the eastern boundary and outbuildings and low walls to the northern boundary. The land is flat in topography. The area to the west is farmland and otherwise the locality is residential in character.

The application proposes a 1.8m tall flint faced wall with brick quoins and piers to replace the east boundary fence.

Relevant site history

None

Consultations

Sompting Parish Council*:* no objection

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposal will remove a timber fence and replace it with a wall of the same type of materials as the current boundary walling and outbuilding. The wall would thereby harmonise far better in design terms with the current boundary enclosures. This will enhance the impression of the plot and the setting of the house. The wall would be the same either side and its form and composition would reflect a local vernacular characteristic of the Sussex coastal areas. By being 1.8 in height, the wall would not cast any shadows that would lead to unacceptable loss of light or outlook to the host dwelling or any neighbouring plots.

Therefore overall, it is thereby considered that the proposal would merit approval.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7).

Subject to Conditions:-

1. Standard 3 year time limit
2. Permission relates to approved plans and elevations revision A received 29/04/14.

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 letter(s) of representation? N

Case Officer: Lawrence Simmons Date: 30 April 2014

Authorised by: Jo Morin Date: 2 May 2014

Expiry Date - 21/05/2014