# Development Control – Delegated Officer Report

**Application Number: AWDM/0948/12** **Recommendation – Refuse**

**Site:** **No Worries West Street Sompting Lancing**

**Proposal:** **Retrospective application for erection of timber fence on dwarf wall (overall height 2.2 metres) on front boundary**

**Date of site visit:** 13.09.12

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application property comprises a modern, semi-detached bungalow on the north side of West Street, a busy distributor road. Permission is sought retrospectively for timber panel fencing that has been erected along the front boundary, above a dwarf wall and partially wraps around the entrance to the drive on the east side of the frontage. The overall height is 2.2 metres.

**Relevant site history**

None

**Consultations**

***Sompting Parish Council:*** No objection.

**Representations**

2 representations have been received from nearby residents commenting that the fence is an eyesore, not in keeping with the surroundings, too high, and the colour too harsh. It may be being used to screen a regular skip used for commercial waste. It is unsafe for cars leaving the premises because it obstructs their view, there have been near misses involving pedestrians and an invalid carriage.

**Relevant Planning Policies**
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

**Planning Assessment**

***Principle***

There is no objection is principle to this type of alteration to a domestic dwelling; the relevant considerations are the effects on the character and appearance the locality, the effects on the amenities of neighbouring occupiers and highway safety.

***Visual amenity***

The immediate locality is made up of modern, semi-detached and detached bungalows set well back into their respective plots with deep front gardens. The bungalows are of a similar age and style but differing in their detailed design, several having been enlarged and altered. The wider area is characterised by a more diverse range of dwelling types.

Front boundary treatment primarily consists of low walls typically supplemented by mature, garden planting. A slightly taller front wall (with timber inserts above) has been erected at nearby 'Winterbury', although there are no planning records relating to this.

The height, colour and utilitarian form of the panel fencing erected at 'No Worries' appears prominently intrusive and stridently out of keeping with the character of existing development.

***Residential amenity***

Although the fence it unsightly, there is no adverse impact on the amenities of neighbouring occupiers.

***Accessibility and parking***

Although it is considered the combined depth of the pavement and verge allows adequate space for vehicles to emerge from the drive without creating a hazard for vehicular traffic, the height and position of the fence, which wraps round for 1 panel length adjacent to drive, obstructs driver-pedestrian inter-visibility to the west.

**Recommendation**

**REFUSE** for the reason(s):-

By reason of its height, colour and utilitarian appearance, the fence appears prominently intrusive and stridently out of keeping with the character of existing development. In addition, the height and position of the fence obstructs driver/pedestrian inter-visibility to the west of the access drive to the detriment of pedestrian safety. The development does not therefore comply with the aims and objectives of saved policy AH7 of the Adur Local Plan and policies CC1, CC6 and BE1 of the South East Plan.

**Is recommendation contrary to letter(s) of representation? No**

Case Officer: Jo Morin Date: 21.09.12

Authorised by: Gary Peck Date: 22 September 2012