Ex 18/6/09

Development Control – Delegated Officer Report

Application Number: ADC/0161/09 **Recommendation – Permit Application**

Site: **15 Gordon Road Lancing West Sussex BN15 9LP**

Proposal: **Close-boarded screen fencing (1.93m high and 22m long) on side boundary with Elms Drive (retrospective)**

The Application

The site is located within the built up area of Lancing. A detached bungalow on a corner plot fronting onto Gordon Road with Elms Drive running to the east. There are both semi detached and detached houses and bungalows within the locality. Retrospective permission is sought for a 1.93 metre high close boarded fence on the side boundary with Elms Drive, 22 metres in length.

Consultations and Representations

Third Parties: - 2 letters of objection has been received from the owner/occupiers of 38 and 40 Elms Drive raising the following issues: -

- The fence is out of keeping with the character of the road.
- The fence reaches the roof level of the bungalow giving the appearance of a security fence.
- Other fences are lower and painted brown or green.
- The change in appearance is quite dramatic
- There are no other similar fences in the road which directly face the front of other properties.
- The fence is too high.
- Industrial appearance.
- The hedging and low fencing that was previously erected was more suitable for this location.

1 letter of support from the owner/occupier of 12a Gordon Road stating that the fence increases security

West Sussex County Council: - The Highways Authority has no concerns with regards to this application. The fence is not within the highway boundary, nor within a visibility splay from Gordon Road or the nearby access road to the south.

Lancing Parish Council: - No objection

Relevant Planning Policies and Guidance

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.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

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, loss of natural light or overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

It is not considered that the fencing has any adverse impact on the residential amenities of the occupiers of the adjacent dwellings. The properties directly opposite on Elms Drive are located at a distance of 16 metres from the fence therefore there is no loss of outlook or overbearing impact. Objections have been received from residents opposite however it is not considered that this relationship is unusual in this locality where there are other fences. Although this fence is slightly higher than those other examples it is not considered that this increase in height would result in any significant impact.

Visual Amenity

The fence is clearly visible within the street scene due to its siting adjacent to the highway. It is however considered that the fence is not a feature which is out of keeping within this locality. There are other examples of fences adjacent to the highway within close proximity to the site, for example, no. 37 Elms Drive to the north of the site where there is a fence which runs adjacent to Gordon Road. Also nos. 44 and 50 Elms Drive to the east have fences at a similar height adjacent to the highway. Representations have been made in relation to the colour and appearance of the fence. It is considered appropriate in this case due to the uneven light colour of the fence to attach a condition to require the fence to be stained a colour to be agreed with the Local Planning Authority.

Recommendation

APPROVE for reason that :- 1PPi

1. Within one month of the date of this permission the fence shall be stained a colour in accordance with details to be submitted to and agreed by the LPA.

Reason: - To protect the visual amenity of the locality and to comply with AH7 of the Adur District Local Plan.

Case Officer..[redacted].....Date..28/5/09.. PB 28/5

Planning Services Manager [redacted]..Date....28/5/09.....

Chair of Planning Comm [redacted]..Date15/06/09..