PE
21/6/07
Expiry
19/7/07

Development Control – Delegated Officer Report

Application Number: ADC/0314/07 **Recommendation –Refuse Application**

Site: **51 Upper Brighton Road Sompting Lancing West Sussex**

Proposal: **Erection of 1.8m high close boarded fence to part of west and north site boundaries**

The Application

The site is located within the built up area of Sompting, a chalet bungalow which fronts Upper Brighton Road to the north. A cul-de-sac, Berriedale Close runs to the side, west and rear of the site. The property as existing has a detached garage with a vehicular access from Berriedale Close, adjacent to the rear boundary and a pedestrian access also from Berriedale Close further north. There is an existing hedge on the boundary of the site adjacent to Berriedale Close which runs between the two accesses this is approximately 2 metres in height.

As existing there is a 1.8 metres high gate with piers to the pedestrian access. From this point to the side and around to the front of the property is 1.8 metre high close boarded fencing which has been erected without planning permission. Retrospective planning permission is sought for this fencing.

Consultations and Representations

Third Parties: - 2 letters of objection have been received from the owners of No. 47 and 49 Upper Brighton Road, there objections are as follows: -

- The fence is too tall.
- Loss of outlook.
- Traffic hazard, cannot see round the corner when turning, children play in the cul-de-sac
- The deeds limit the height of fencing to 4ft.
- Other fences are low this is the only one which is higher.

County Transport Planning Services: - No objection

Sompting Parish Council: - No objection

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1, LOC1, CH1, ERA1, DEV4, DEV5
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, AT12 and Appendix II 'Supplementary Planning Guidance' comprising: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (OSPM 2004)

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 development should be sympathetic to both the original dwelling and the area in general and should have regard to the character of the area.

Visual Amenity

The existing fencing is prominent within the street scene when viewed from the adjacent highways and surrounding residential properties. The fencing 'wraps' around the front of the property enclosing the site.

It is acknowledged that there are other 1.8 metre fences erected within close proximity to the site. The property on the opposite side of the cul-de-sac, No. 53 Upper Brighton Road has a fence which fronts the highway onto Berriedale Close. However this fencing does not continue to the front of the property onto Upper Brighton Road, a dwarf wall is at the front giving the property an open plan character. Other 1.8 metre high fencing also exists to the north adjacent to the Upper Brighton Road. However the application site is a corner plot which is a prominent site. Other similar corner plots along the Upper Brighton Road including the property directly to the west are equally as prominent and they have lower level boundary treatment such as dwarf walls and low level hedging, fencing etc. There remains an open plan character to these other properties and the application site is the only property with the frontage enclosed with boundary treatment of this height and stark appearance. It is noted that the fencing is new and unstained and therefore does stand out within the street scene, and it was considered if staining the fencing would make it more acceptable, however the fencing still remains too high and is therefore out of keeping with the open plan character of the surrounding corner properties.

Residential Amenity

It is not considered that the fencing will have any impact on the residential amenities of the occupiers of the neighbouring properties. Although the owners of No. 49 do object to the loss of outlook from their property. However

it is not considered that this is such to warrant a reason for refusal in this case.

Highway Safety

Some concerns have been expressed over highway safety issues by local residents stating that the fencing does not allow visibility into the cul de sac from Upper Brighton Road and that children may be playing in the road which will not be visible. The Highways Authority have however been consulted and have no objection to raise in this case. The visibility onto Upper Brighton Road is not considered to be obstructed as the road is one way. This objection does therefore not warrant a reason for refusal in this case.

Recommendation

REFUSE on ground that :-

BSAR Amended

1. The ~~existing~~ fence forms an~~d~~ obtrusive and incongruous feature which is visually out of keeping with the character and appearance of the existing built environment and street scene, thereby conflicting with the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH7)

Case Officer...VBarker.....Date...21/6/07.

CJ 26.6.07