DELEGATED APPLICATIONS ASSESSMENT SHEET

Application No: 11/0254/FULL	Recommendation – Refuse Application
Site	1 Grand Avenue Worthing West Sussex BN11 5AP
Proposal:	Installation of two pairs of gates to two existing driveway entrances fronting Hythe Road and installation of railings above the existing front and side boundary walls on Grand Avenue and Hythe Road frontages, together with raising wall piers with concrete blockwork. (Resubmission of WB/10/0737/FULL)

Date of Site Visit: 3rd June 2011

Neighbours Checked: Y

Additional Neighbours Notified (List Addresses): N

Site and Surroundings & Details of Proposal

No. 1 Grand Avenue is a large detached single dwelling. It is situated on the northern corner of the junction of Grand Avenue and Hythe Road.

The building is not listed or within a Conservation Area.

Permission is sought to install two pairs of metal gates to two existing driveway entrances, and railings to the existing boundary wall, together with the associated construction of supporting wall piers, on the front and side boundaries of the property fronting Grand Avenue and Hythe Road.

The gates would be a black painted metal 'railing' design with *fleur-de-lys* railheads and of an arched form of construction. They would have a height of 1.5 metres rising to 2.15 metres in the centre, and their wall piers would be increased from 1.25 metres to 1.8 metres in height. The railings would be 0.5 metre high, to a total height of 1.7 metres above ground level above the existing 1.2 metres high boundary wall. They would be black painted metal railings with gold-coloured *fleur-de-lys* railheads. The posts for the gates would have 'gold ball' copings. Six existing intermediate wall piers would be increased in height from 1.25 metres to 1.7 metres. The set of the railings between the two pairs of proposed entrance gates would have a length of nine metres whilst the other along the Grand Avenue frontage and eastern part of the Hythe Road frontage would have a length of 33 metres. Overall, the railings would be 42 metres long. The new wall piers would be completed in a white painted rough-cast render finish to match the existing wall and entrance piers. The gate piers would incorporate shallow copings while the railing piers would have flat tops.
Three trees - a Horse Chestnut and two Cypress - would be removed to accommodate the proposed construction of the higher wall piers and the railings. These trees are not subject to a Tree Preservation Order. Along the northern side of the front garden, however, is a pair of protected Himalayan Birch and Whitebeam trees, Group G1 under the Worthing Tree Preservation Order No. 10 of 2005. These trees are not affected by the proposal.

Consultations and Representations

The Highway Authority, West Sussex County Council, raises no highway objections to the proposal.

Human Rights

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if refused, would have some impact on the applicant's Rights. However, it is considered that the harm caused by the development outweighs these and that in the public interest the application should be refused. Accordingly it is considered that this decision complies with the Human Rights Act 1998, with regard to Article 8 and Article 1

Planning Assessment

This application is a resubmission of application WB/10/0737/FULL for an identical proposal, which was refused on 22nd December 2010. [The period for lodging an appeal against that decision expired on 26th February 2011]. The same Planning policies and considerations as were relevant to the last application still apply to this resubmitted identical application. This report therefore follows the previous report.

Under 'saved' policy H16 of the Worthing Local, Policy 16 of Worthing's Submission Core Strategy (April 2010) and Policy BE1 of the South East Plan, alterations to dwellings and ancillary development will normally be permitted, provided that their scale, design, materials and site coverage would be satisfactory in relation to both the existing building and any predominant characteristics of the adjoining properties or the area as a whole.

The main issues to consider are the effects of the proposed gates and wall, together with their wall piers, on the character and appearance of the building and on the predominant characteristics of the surrounding area.

Screen fencing encloses the western end of the rear garden of No. 1 Grand Avenue. A screen wall encloses the side garden of No. 31 Grand Avenue. A trellis to a height of 1.8 metres with climbing plants at No. 6 Hythe Road was allowed on appeal in July 2010 (Refs: WB/10/0229/FULL & APP/M3835/D/10/2129861). Elsewhere in the area is a variety of established front and side boundary walls of between 0.7 metre and 1.3 metres in height, of white painted rendered finish, or of plain brick, or of boulder flint and brick construction. These are the main features of the area.

No. 1 Grand Avenue is a large white painted 2/3-storey house with a slate roof. Its existing established 1.2 metres high white painted boundary wall extends for a length of 42 metres along the Grand Avenue and Hythe Road frontages of the property, including a curved section at the junction of Grand Avenue and Hythe Road. This, with its slightly taller piers that divide its horizontal form into panels, is a traditional feature of the property. It is also a feature which makes a significant contribution to the character and appearance of the area due to its design, prominence and position.

Having regard to the predominant characteristics of the existing building, including its existing traditional low white painted boundary walls on this prominent corner, the proposed entrance gates, railings and taller wall piers, cumulatively, in my opinion, would introduce an uncharacteristic, overdominant and unsympathetic feature into the street scene, which would be damaging to and would detract from the visual amenities of the area.

There are no other similar features in the area. The proposal conflicts with the above policies and is unacceptable. Refusal is recommended.

Recommendation

Refuse for the following reason(s)

1. Having regard to the predominant characteristics of the existing building, No. 1 Grand Avenue, including its existing traditional low white painted boundary walls around the perimeter of this prominent corner to Grand Avenue and Hythe Road, the proposed entrance gates, railings and taller wall piers, cumulatively, would introduce an uncharacteristic, overdominant and unsympathetic feature into the street scene, which would be detrimental to the visual amenities of the area. As such, the proposal is contrary to 'saved' policy H16 of the Worthing Local Plan 2003, Policy 16 of Worthing's Submission Core Strategy and Policy BE1 of the South East Plan.

Reasons for Recommendation: The proposal conflicts with relevant Development Plan policies.

Is recommendation contrary to letter (s) of representation?

(No)/~~Yes~~/NA

DELEGATED

Case Officer
Sign..... [redacted] .....Date....7th June 2011.....

Authorising Officer
Sign..... [redacted] .....Date....8/6/11.....