Development Management - Delegated Officer Report

Application Number: AWDM/0663/21 Recommendation – Approve

Site: 73 Southwick Street, Southwick

Proposal: Retention of fence to north and east of site (retrospective).

Date of site visit: 16 July 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Retrospective permission is sought for a closeboard fence which has been installed behind a low retaining wall on the north and east boundaries of the site, at the junction of Southwick Street and Roman Crescent. The fence is largely screened by existing vegetation on is eastern side but it is prominent when viewed from Roman Crescent and Southwick Street as one approaches from the north.

The fence measures 1.8m from pavement level but there is a section of trellis adjacent to the driveway off Roman Crescent which raises the height at that point by a further 400mm.

The site lies within the Southwick Conservation Area.

Relevant Planning History

None

Consultations

West Sussex County Council: The **Highways** Officer has no objection. Inspection of WSCC mapping and the submitted plans shows that the boundary treatment will stay within private land and is not anticipated to obstruct the public highway or visibility over the less desirable existing hedge.

ADCAG: Approve

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
National Planning Policy Framework (July 2021)

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 Conservation Area.

Visual amenity

The fence has replaced vegetation previously on the boundary and has a more stark appearance on this prominent junction. However, it is not considered that it causes visual harm. The retained vegetation behind helps to provide a soft backdrop, while the vegetation along the eastern boundary screens the fence almost entirely. The fence has a new appearance at present but will weather down in time. There is a similar fence at the property opposite in Roman Crescent and, on balance, the character and appearance of the Conservation Area is considered to be preserved.

Residential amenity

The fence does not cause harm to residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

Is recommendation contrary to letter(s) of representation? N

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.

Case Officer:	Peter Barnett	Date: 6 August 2021
Authorised by:	Gary Peck	Date: 6 August 2021