Development Management - Delegated Officer Report

Application Number: AWDM/0365/21 Recommendation – APPROVE

Site: 6 Ring Road, Lancing, West Sussex

Proposal: Proposed regrading of the rear garden to create a series of terraces plus erection of new boundary fencing to a maximum height of 2.6 metres above neighbouring ground level.

Date of site visit: 12th April 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached dwelling with a significant level change from the street level to the rear garden which slopes down to the south. The Planning Statement submitted by the applicant's agent gives an explanation for the requirement of the proposed increased levels, terracing works and boundary treatment proposed here. Following the construction of a rear extension and basement in 2018 under AWDM/0830/18 the material excavated were deposited to the rear of the garden, some has been removed but with limited access this has been difficult. To remedy this the proposals here include terracing the rear section of the garden, increasing ground levels above that existing and erecting fencing which will be 1.8 metres in height adjacent to the application site with completed terracing however at the adjacent ground level at no. 8 Ring Road the fencing will be up to a maximum height of 2.6m and at 4 Ring Road up to 2.4 metres in height. Close boarded fencing is proposed.

Representations

1 representation received from the adjacent owner/occupiers at no. 8 Ring Road. As discussed with no. 8 at certain points the fence reaches 2.6 metres as they would like to maintain 1.8 metres on their side. Would be good if they can maintain 1.6 metres or if this is 1.8 metres to have the top part of the fence open as privacy is not an issue as it is the back part of the garden.

Lancing Parish Council: - No objection

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The garden levels slope significantly to the rear at this site and the adjacent properties. The terracing proposed here will still result in a gradual drop in levels to the rear boundary. The character of the locality will not be altered or harmed. The rear section of the long rear garden is the only area affected here. The land directly to the rear of the house slopes down in similar levels to those properties either side. The proposed fencing although higher than that nearby will not result in an obtrusive feature which would have any adverse impact in terms of visual amenity. It is not visible from the street.

Residential amenity

The proposed fencing and raised levels of garden will be toward the rear boundary of the site away from the rear of the houses either side. There will not be any loss of light or overbearing impact upon living accommodation or external patio space as a result of the works. The proposed fencing is at a higher level to protect privacy to the rear section of garden and to enclose the garden for children to play. It is noted that the representation above seeks a slightly lower fencing or trellis. If this is agreed between the neighbours there would be no concern here with this variation, as proposed the works can be supported.

No 44 Mill Road to the rear of the site is at a significantly lower ground level. The rear boundary fence will remain as existing and the rear section of garden will not be increased in ground level, ground levels will step up to the north, therefore it is not considered that the raised levels will give rise to any overlooking to the rear that differs from existing and the proposed boundary fencing will not be intrusive or overbearing to the occupiers of this property to the south.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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

1. 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: Hannah Barker Date: 12th April 2021

Authorised by: Peter Barnett Date: 12 April 2021