Development Control – Delegated Officer Report

Application Number: AWDM/0462/12 **Recommendation – Approve**

Site: **Beach Lodge 24C Brighton Road Lancing West Sussex**

Proposal: **Retrospective application for replacement wall and piers (front and east side boundary).**

Date of site visit: 24 July 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an end of terrace property on the south side of Brighton Road (A259), backing directly onto the public beach and adjoining Beach Green to the east. The terraced block is positioned close to the edge of the highway on lower ground relative to the adjacent footway.

There is a hard-surfaced parking area within the curtilage to the east of the dwelling. Retrospective permission is sought for a replacement wall and piers that have been built enclosing the parking area on the front (north) and east side boundary. The wall has been built using the footings of a previous wall, but has been built taller, up to 1.5m high with 1.7m high piers interspersed along its length and 2 no. taller 2m high piers on either side of the existing vehicle access from Brighton Road.

Relevant site history

The current application arises following an enforcement complaint.

Consultations

West Sussex County Council:

"A site visit was conducted on Wednesday 18th July 2012. From inspection of the access exiting the property in the forward gear, there appears to be no apparent visibility issue to the east or west site lines. Given the reason for the construction of the wall, the ability to turn on site and the precedent set by neighbouring properties, I can see no reason to resist this retrospective application from a highway point of view."

Lancing Parish Council: No objection.

Representations: None

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

The relevant considerations in this case are the effects on the visual amenities of the locality and on highway safety.

Visual amenity

The dwelling house is currently being refurbished by new owners and the applicants have stated in support of the application:-

"The north [east] *wall is adjacent to Beach Green which we know has its own problems; i.e. the Council removal of the inside of the shelter as youths and others congregated there and created a drug and excrement problem. A large skip has been positioned to prevent invasion of travellers on this area, as happened two months ago.*

We have built the wall slightly higher to stop people staring in and being aggressive, we also have to draw the blinds in the lounge to prevent the headlights of passing traffic continually flashing.

We have had real problems while renovating this sadly neglected house i.e. stealing, burglary, wanton vandalism to name but a few, we need a slightly higher wall for the safety and security of our young children and family."

The overall refurbishments to the dwelling have been carried out (apparently as 'permitted development') to a good standard and have resulted in an improved appearance of this prominent seafront property. The rendered exterior of the walls and piers match the appearance of the dwelling.

The residential curtilage adjoins Beach Green, an area of public open space to the east. There is a well-used footpath passing close to the eastern boundary leading to the beach, and public toilets nearby. There is also a public shelter in close proximity, which in the past has been the focus of anti-social behaviour. The height of the wall is not intrusive, and provides the owners of the application property some protection and privacy from the passing traffic along the busy A259 and from the public use of Beach Green.

Residential amenity

The other dwellings (24A and 24B) in this terrace are attached to the west side, and Seaview Court (opposite) is located sufficiently distant as not to be affected.

Highway Safety

Brighton Road (A259) comprises the main coast road linking Brighton and Worthing (and beyond) and is heavily trafficked. Concerns had been raised informally that the increased height of the wall and piers may unacceptably impede visibility at the site access and constitute a highway danger. However, a site visit has been made a representative of the Highway Authority and no objection has been raised on the basis that there is adequate space on-site for vehicle(s) to turn and exit the side in a forward gear. In the absence of any objection from the Highway Authority refusal on grounds of detriment to highway safety would not be justified.

Recommendation

APPROVE for the reason:-

The development does not detract from the local environment and has taken place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It consequently does not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1).

Subject to Conditions:-

1. Permission relates to approved plans: Site Location Plan, Block Plan and Photographs Date Valid: 3 July 2012

Is recommendation contrary to letter(s) of representation?

Case Officer: Jo Morin Date: 31 August 2012

Authorised by: P. Devonport Date: 3.9.12