Application Number: AWDM/1521/16 **Recommendation – APPROVE**

Site: **32 Old Fort Road, Shoreham-By-Sea**

Proposal: **Replacement front (north) boundary wall and gates with rendered piers and cedar boards to a maximum height of 1.8m (part retrospective)**

Applicant: Mr Andrew Hill Ward: Marine
Case Officer: Peter Barnett



Not to Scale

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Proposal, Site and Surroundings

The application relates to a detached dwelling on the south side of Old Fort Road. Permission was granted in 2015 for a front extension to the garage, a proposed single storey rear extension and the re-siting and reduction in width of the entrance gates with a corresponding relocation of the crossover (AWDM/0578/15). As part of the implementation of the works to the entrance, the previous brick piers, wall and hedge along the frontage were removed and new piers and boundary wall have begun to be erected. These works fell outside of those covered by the planning permission and a retrospective application has therefore been submitted.

The proposal is to construct a wall to the northern (front) boundary comprising 7 blockwork piers with white painted render finish, 1.7m high topped with painted concrete cappings. 'Hit and miss' cedar boards are to be fitted between the piers. The original metal gates are to be reused. The wall will match the existing boundary wall between the site and 34 Old Fort Road to the east.

No. 34 has recently constructed a similar wall without planning permission to its front boundary but has used 3 larger boards between the piers rather than the smaller boards proposed at the application site. A retrospective application is being sought.

The application has been called in by the local Member for consideration by the Planning Committee.

Relevant Planning History

As described above.

Consultations

West Sussex County Council: The **Highway** Officer has no objection. Comments that Old Fort Road is a D class residential road subject to 30mph speed restrictions. It is considered that vehicular visibility within this location is sufficient; there are parking restrictions in force to keep on street parking to a minimum and the wide footpath serves to aid in achieving visibility.

Representations

1 letter of objection received from the occupier of 116 Old Fort Road:-

- The wall is higher than the standard 1m height for front walls on the Beach.
- Out of character with street scene.

Relevant Planning Policies and Guidance

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control No.3 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (March 2012)

Relevant Legislation

The Committee may grant planning permission for development carried out before the date of the application in accordance with Section 73A of the Town and Country Planning Act 1990 (as amended).

Save that the development will have already commenced, this is a conventional planning application, and the Committee should consider the planning circumstances existing at the time of the decision in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and
Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

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

Old Fort Road contains a variety of front boundary treatments. The dwellings on the south side of the road are set back from the road by a verge approximately 5m wide. Many properties have low walls along the frontage, some with hedge planting behind. The application site had such a boundary previously, plus wide metal gates between brick piers.

Most walls in the street are not higher than 1m but there are examples of higher boundary features, including at Nos. 58, 74, 109, 120, 124 and 136.

In the case of No.32, the piers are no higher than those that previously existed either side of the entrance gates. These piers have been continued along the frontage but the height of the wall itself is only 0.66m. The proposed cedar boards to infill the space between the piers will be 'hit and miss' meaning that it will have gaps between the boards to avoid a solid form and to allow planting behind to be seen.

It is considered that, in view of the set back from the road, the maximum height of 1.7m, the re-use of original gates and the use of hit and miss boarding, the visual impact of the proposed wall and gates is acceptable in the street scene and insufficient harm has arisen to warrant refusal of the application.

Residential amenity

The proposed wall and gates are not considered to cause any harm to residential amenity.

Accessibility and parking

The proposed relocation of the access was previously approved and there are no highway safety concerns with this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

Informatives:

Minor Highway Works
The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Drain Cover
The new manhole cover should be capable of taking vehicular weight and be protected by a skid cover to ensure highway safety upon ingress and egress of the site. The applicant should consult with the appropriate utilities company with regards to joining up to the existing system.

5th December 2016