Development Management - Delegated Officer Report – Site Notes

Application: AWDM/0902/16 **Recommendation – Approve**

Site: **2 Crown Road**
Shoreham-By-Sea

Proposal: **Close-boarded fence behind existing 1m high wall resulting in maximum overall height of 2m with 1m high pedestrian entrance gate on west boundary. Replace section of fence along south-west corner boundary with same height of 1.6m.**

Date of site visit: 25.08.16

Neighbours checked: Yes

Additional neighbour notifications: No

Proposal, Site and Surroundings

2 Crown Road is a semi-detached bungalow on a corner plot with Middle Road. Currently has a 1m high boundary wall with hedge behind all along frontage. It was originally proposed to remove the hedge and replace with a 1m high fence on top of the existing wall resulting in an overall height of 2m along the whole length of the western and south-western boundaries. The gate would be replaced but would still only be 1m high.

Relevant site history

None

Consultations

WSCC Highways: No highway objection

Representations

None

Relevant Government Legislation and Guidance

National Planning Policy Framework
Saved Adur Local Plan Policies: AG1, AH7

Planning Assessment

There is a similar wall and hedge to the site on the opposite corner (No.1 Crown Road). However, in the case of this current proposal, it was considered that the long expanse of wall and fence 2m high all the way along on both boundaries on this prominent corner plot was unacceptable in visual terms. The applicant has subsequently agreed to amend the proposal so that

the fence is now only proposed along the western boundary and the small south-western section on the actual corner would remain the same as 1.6m high (although the existing fence would be replaced). This is considered to be a satisfactory compromise and reasonable amendment and the proposal as amended by the applicant is now acceptable in visual terms. There are no highway safety issues.

Recommendation

APPROVE:

Conditions:

1. **Drawings**
2. **Standard time limit**

Case Officer: Sarah Crease Date: 29th September 2016

Authorised by: Gary Peck Date: 29 September 2016