Development Management - Delegated Officer Report

Application Number: **AWDM/00757/15**

Recommendation – Approve

Site: 23 The Moorings, Lancing

Proposal: Erection of 1 metre high post and rail fence along southern boundary.

Date of site visit: 16 July 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The site relates to detached house located on the south side of The Moorings. There is an access lane at the rear of site which is at a lower ground level to the application site, varying approximately 1-2 metres as the lane slopes down to the west. The boundaries of No.23 are enclosed by high hedging formed by conifers. At the eastern half of the southern boundary the hedge has little foliage and is relatively open to the garden area at the higher ground level. In other areas the hedge is dense.

As originally proposed permission was sought for 2 metre high close boarded fencing to the southern boundary at the eastern half where the hedge is not dense and turning the corner to provide privacy and security to the garden area. The fencing would be erected on the outside of the hedge forming the boundary to the rear access lane. However, following concerns raised about the impact on the character of lane, the height of the fencing has been amended to 1 metre and design of fencing has been amended to a post and rail design.

Relevant site history
None relevant

Consultations
West Sussex County Council – Highways:
The application seeks approval for the erection of a 2m high boundary fence. This area of The Moorings and in particular the footway that leads along the southern boundary of the property is not publicly maintained highway by WSCC as the Highway Authority, nor is it a public right of way. Therefore no concerns wished to be raised to this application from a highways perspective.

Lancing Parish Council - *no objection or comments*

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'
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity
The fencing is in such a position that it would not be visible when viewed from The Moorings itself where it would be screened by the hedging on the north and east sides of the application site and set at the lower lane level. On the opposite side of the lane is high hedging along the boundary of the playing fields of the leisure centre which is further south. As originally proposed, the application proposals would introduce a section of fencing along the access lane which is otherwise enclosed by hedging in this part before it opens out to the grassed area in front of houses at No. 19 onwards which have an open plan character to the frontage. Further to the west the access lane opens out onto The Street where there are brick and flint front boundary walls.

The erection of 2 metre high fencing along this boundary with the lane was considered to be harmful to the verdant character of the lane. The applicant has responded to these concerns by providing amended plans detailing a post and rail fence which scales at just over 1 metre in height. The revised design and height of fencing would be more in keeping with the character of the lane and is considered acceptable.

Residential amenity
The introduction of fencing adjacent to the existing high hedge would not cause any significant impact to residential amenity in terms of loss of light, outlook or privacy.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. Permission relates to approved plans:
   Unnumbered Location Plan deposited 8 June 2015
   Unnumbered Block Plan deposited 8 June 2015
   Drawing entitled 'EX S ELEV 01' deposited 8 June 2015
   Drawing entitled 'PR S ELEV 02' deposited 28 September 2015

Informative:
The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Rebekah Smith Date: 5 October 2015

Authorised by: Peter Barnett Date: 5 October 2015