Development Management - Delegated Officer Report

Application Number: AWDM/1614/21 Recommendation – APPROVE

Site: 3 Orchard Close, Southwick, BN42 4NJ

Proposal: Retention of raised fish pond in front garden (retrospective)

Date of site visit: Assessment has been assisted using the Applicants plans and photos; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on the east side of Orchard Close and also includes a further section of land to the south side of the dwelling. No. 3 is a hipped roof, two storey semi-detached dwelling. There is a low brick wall boundary on the 3no. sides and the wall has timber picket fencing over to an overall approx. height of 1.5m

The property is within a Close and the other dwellings within the Close are all semi-detached, hipped roof dwellings. Many have been extended in some form, with dormers and or rear extensions, and many have rear outbuildings. Most have hardsurfaced part or all of the front amenity area.

Proposal:

This application seeks planning permission to retain a raised fish pond structure within the front garden of the dwelling.

- The fish pond structure is square, and measures 2.29m x 2.29m and has a height of 910mm
- The elevation facing the dwelling (east) has a viewing window within it
- The fish pond water itself is sunken below ground level by some 600mm and the water comes up above ground level to close to the top of the brick structure
- The raised fish pond is constructed of facing bricks which will be clad in timber for design purposes
- Around the raised pond is a timber lean-on frame measuring approx. 1.19m high x 2.93m between the corner posts
- Between the raised pond and the timber frame is a soil trough for planting flowers

Consultations: None

Representations: None received

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

The raised fish pond is a relatively small item but needs planning permission under Class E – buildings etc., incidental to the enjoyment of a dwellinghouse, because:-

i) it is situated on land forward of a wall forming the principal elevation of the original dwellinghouse. (c); and
ii) the capacity of the resultant container contains more than 3,500 litres. (j)

The raised fish pond when complete will assimilate better within the front garden area, as it will be timber clad, and the wrap around trough to the outside of the walls of the raised pond, will have plants growing within it.

The raised pond is not overly visible within the street scene due to the high boundary treatment around the property, which largely screens the raised fish pond from view.

No serious visual harm will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Walls to be timber clad within 3 months

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 12.10.2021

Authorised by: Peter Barnett Date: 12 October 2021