Expiry Date - 19/01/2011

Development Control – Delegated Officer Report

Application Number: ADC/0459/10 **Recommendation – Permit Application**

Site: **144 Brighton Road Lancing West Sussex BN15 8LN**

Proposal: **Bamboo privacy screen on east side boundary of rear garden**

The Application

The application property is a detached dwelling on the south side of Brighton Road, the rear of which faces Widewater Lagoon. There is a raised decked area at the rear of the dwelling with a stepped 1.4m high wall on the eastern boundary. In order to maintain privacy with the adjoining property a bamboo screen is proposed to form a uniform height before stepping down for the final 1.3m of wall. The overall height of the wall and bamboo screen will be 2m above the decking.

A similar screen has already been erected on the western boundary.

Consultations and Representations

Consultations/Comments

Lancing Parish Council – No objections

Third Parties

1 letter received from the occupiers of 146 Brighton Road objecting on the following grounds

- Fence will obstruct views of Widewater lagoon
- Fence height is higher than usual permitted level

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
PPS1 ‘Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 refers to residential extensions. It states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The screen will be at the rear of the dwelling and, while visible from across the lagoon, it will not form an unsightly feature. The applicant has erected a similar screen on his western boundary which has an acceptable appearance.

Residential amenity

The screen will be erected on the boundary with 146 Brighton Road, which has been divided into two properties, 146 and 146A. No 146 is the upper floor property whose garden abuts the boundary wall with No.144. The garden level drops down towards the Widewater lagoon and the existing boundary wall is therefore quite a tall structure when viewed from No.146. At No.148 the garden level has been raised following the construction of timber decking across the full width of the property. The height of the fence from the neighbouring garden will therefore be nearer 4m at its highest point.

However, when seen from the patio area directly in front of the rear access door at No.146 the screen will be partly obscured by a tree within the garden of No.146, which itself already obstructs views of the lagoon. From the raised deck in the rear garden of No.146 views will still be unimpeded across the lagoon in all directions. It will prevent views back towards No.144, which is the reason the application has been submitted.

While it will be a tall feature, and certainly higher than would normally be considered acceptable for a boundary feature, the impact on the occupiers of

No.146 is not considered to be so harmful as to warrant a refusal of the application. The loss of a view is not a planning consideration while the outlook for the occupiers of No.146 will not be unduly harmed by the proposal. It will be rather overbearing when seen from the lower level of the garden of No.146 but from your officer's site inspection, this area appeared to be under-used and did not form the main amenity area. There would be no impact on the already restricted outlook at that point.

On balance, the application is considered to be acceptable.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. This permission relates to the following approved plans date stamped received 24 November 2010:
   Drawing No. 6510:1 (Site Plan, Block Plan, Plan and Elevations)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 26 January 2011