Development Management – Delegated Officer Report

Application Number: AWDM/0462/25 Recommendation: Approve

Site: 114 Old Fort Road, Shoreham

Proposal: Retrospective permission for front boundary wall on to the highway built in 2024

Date of Site Visit: 7 May 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks permission to retain a front boundary wall at this redeveloped property on the south side of Old Fort Road. The boundary is situated on a bend in the road by a roundabout and the wall is quite prominent as a result. The wall measures 1.9m along its east side elevation before stepping down to 1.4m as it runs the corner and then steps down further to 1m along the north frontage. It has been painted dark grey to match the aesthetic of features on the house.

The approved landscape masterplan for the site showed a 1m high wall along the entire front boundary with planting on the inside. Street View images show that the original wall was also low with planting behind.

Planning History:

AWDM/1544/21 - Demolition of existing two storey house and construction of a three storey flat roofed 4 bedroom link detached dwelling with balcony at first floor and terrace at second floor south elevations and two air source heat pumps

AWDM/2021/22 - Demolition of existing two storey house and construction of a three storey flat roofed 4 bedroom link detached dwelling with balcony at first floor and terrace at second floor south elevations and two air source heat pumps. Variation of Condition 1 (Approved Plans) of previously approved AWDM/1544/21. Amendments to fenestration, ventilation and external alterations including removal of demountable flood barriers, green roof replaced with beach shingle, main roof overhang over stairwell has been cut back from 1m to 0.7m and boundary wall with No. 116 is now a new 200mm wide masonry wall.

Consultations:

West Sussex County Council: The Highways Authority has no objection. From inspection of the plans, the proposed walls will be situated along the north and east site boundaries, in lieu of a pre-existing brick wall and fence. Suitable visibility splays are to be retained at the site access. As such, no highway safety concerns would be raised.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 28
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

Due to the length of the side boundary which faces the road, the wall is a prominent feature, predominantly when viewed from the east at the roundabout. Its impact is reduced due to its stepping down towards the frontage and the angle of the boundary, which means that the wall does not present as a wide, tall feature when seen directly from the front.

The pavement is wide at this point and, while the wall has a greater mass and impact than the previous low wall and planting, it is not considered that it causes sufficient visual harm to warrant refusal.

Residential amenity

The neighbouring property has a garage on the boundary and it is not considered that any loss of residential amenity, light or outlook is caused.

Highway safety

The wall provides visibility splays at the site access where its height is reduced. The height and length of wall on the east side boundary does not restrict forward visibility for drivers coming round the roundabout and no highway safety concerns have been raised by WSCC Highways.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 15 May 2025

Authorised by: Louise Prew Date: 15/05/2025