Development Management – Delegated Officer Report

Application Number: AWDM/0989/17 Recommendation – APPROVE

Site: 33 Barfield Park, Lancing, West Sussex

Proposal: Increase height of timber trellis from 2 m to 2.2 m on part of northern boundary of rear garden.

Date of site visit: 21.08.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a semi-detached dwelling on the eastern side of Barfield Park. In 2015 garden landscaping works were carried out at the property these included fencing and trellis being erected on the southern and northern boundaries in excess of that being permitted development, 2 metres. An enforcement case was raised relating to the boundary treatment between the application site and no. 34, AWEN/0245/15. Following this the trellis/fencing was reduced down to 2 metres. The boundary treatment on the southern boundary remained as erected and it was not expedient to take enforcement action.

The current application seeks consent to erect trellis and decorative 'noggins' along part of the northern boundary with no. 34. The original plans showed the height being 2.3 metres. The neighbour has objected to such a proposal in the light of the impact visual and with regards to light and overbearing impact in relation to the adjacent seating area. Negotiations with the application resulted in a willingness to reduce the overall height of the trellis and noggins to 2.2 metres, amended plans have since been received. This application is considered in relation to such amendments.

Representations: Owner of no. 34 Barfield Park objects to the proposal due to privacy, light and noise. The fence was reduced in 2015. It reduces light as it is on the north fence. Will be seen from my bedroom as it is a bungalow. Why should the height now go back up? It is not just the trellis but it is topped with timber, noggins.

Lancing Parish Council: - No objection

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed boundary treatment. The main issues for consideration here are the impact upon the residential and visual amenities of the locality.

Visual Amenity

The proposed increased height trellis and noggins (wooden decorative feature) will be visible from the adjacent dwellings. It is not a feature that will be visible within the street scene or surrounding locality. It will be of no consequence within the wider area.

Residential Amenity

Although visible from some other surrounding properties the main dwelling to be impacted are the occupiers of no. 34 Barfield Park. The proposal will result in boundary treatment of increased height adjacent to their boundary and their main outside seating area. The increase in height (as amended) will result in an additional 0.2m of screening the neighbours are concerned that this will result in loss of light or overbearing impact. However their main concern is that of the visual impact of the proposed decorative noggins. The applicant proposes the noggins to match the adjacent boundary as a decorate feature. The applicants have agreed to reduce the overall height of both the noggins and the trellis by 0.1 metres therefore an increase in 0.2 metres only. Although it is acknowledged that the neighbours consider the noggins to be an eyesore it is not considered that the impact of such a structure at a limited height would be such to warrant a refusal in this case. On balance and in the light of the reduction this application can be supported.

Recommendation

APPROVE

1. Standard time limit
2. The height of the trellis and noggins to not exceed 2.2 metres in total height measured from existing ground level at the application site.
3. Approved plans

Informative

1. Proactive amendments

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

Case Officer: Hannah Barker Date: 5th September 2017

Authorised by: Jo Morin Date: 05.09.2017