Expiry Date - 04/04/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0064/24 Recommendation – APPROVE

Site: 15 Bulkington Avenue Worthing West Sussex BN14 7HH

Proposal: Driveway and Pedestrian gates, plus metal railings.

Date of site visit:

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site comprises a detached rendered house with attached garage on the south side of Bulkington Avenue. The property has a good sized front garden primarily laid to hardstanding. There is an existing vehicular access to the eastern side of the property. There is a brick wall on the frontage, with brick end detail with pillars either end and to a wooden gate pedestrian access.

To the eastern side the properties mainly have open frontages with no boundary walling to the frontage.

To the western side properties tends to have walling to the frontage but of different heights and brick materials. The walls are generally low without vehicular gates.

To the northern manor of the properties have brick and flint walls some with gated accesses.

The site is not within a conservation area.

Proposal

The current application proposes increasing the height of the pillars by approx. 0.5m and inserting black metal railings above the existing wall between the pillars.

It is also proposed to erect concaved solid wooden black gates to the existing vehicular and pedestrian entrances to a maximum height of approx. 1.8m.

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Relevant Planning History:

None relevant

Consultations:

WSCC (highways

This application is for the installation of driveway and pedestrian gates with metal railings. The site is located on Bulkington Avenue, an unclassified road subject to 30 mph.

From inspection of the submitted plans, the proposed works are not anticipated to adversely impact vehicular/pedestrian visibility in this location. The LHA would request that the proposed gates open inwards of the site, and not outwards into the footway.

Typically for access gates the LHA would request that gates be set back at least 5m from the carriageway edge, to allow for cars to pull in and wait whilst the gates are in operation. The footway width in this location would allow for a car to be partially removed from the carriageway. Nevertheless, any obstruction of the public highway whilst the gates are being operated would be considered to be temporary in nature and given the context of the road in this location, would not be anticipated to result in a highway safety concern.

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 115), and that there are no transport grounds to resist the proposal.

Representations: None

Relevant Planning Policies

National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan

DM5- Quality of the Built Environment

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The site not within a Conservation Area. The key considerations are the effects on the visual amenities of the locality and the conservation area.

The property is situated in a street of mixed dwelling types, ages and design, apart from the eastern side of the site, the character of the area is for frontage walling.

Although the majority of walling is relatively low approx. 1.2m-1.5m in height there are examples of higher walls, enclosing gates are not common the street.

The existing pillars and brick wall would be retained, with the pillars increased in height and railing between, these would be black and would allow the frontage to remain visually open with glimpses to the property behind.

Solid timber gates are also not common in the street scene however the concave design would ensure that the front boundary treatment would retain some interest and diversity giving the frontage its individual character whilst not having a detrimental impact on the character of the street scene as a whole.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Gates to swing inwards
4. The existing walling and pillars to remain untouched and extended pillars match
5. Matching brickwork to pillars.

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: Jackie Fox Date: 26.03.24

Authorised by: Gary Peck Date: 26 March 2024