

Development Management – Delegated Officer Report

Application Number: AWDM/0686/26

Recommendation: – APPROVE

Site: 1 Sefton Close Worthing West Sussex BN13 2RT

Proposal: Proposed 1.8m high timber fence to East, South and West sides of rear garden

Date of Site Visit: 09/07/2026.

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The site, 1 Sefton Close, is situated within an established residential area of Worthing. It comprises a two-storey semi-detached dwelling with a pitched roof. The surrounding area is characterised predominantly by two-storey semi-detached dwellings set within individual plots, typically with private rear gardens and short front driveways leading to garages positioned, unusually, forward of the main footprint of the dwellings. As seen in the surrounding area, a key characteristic of the estate is the open plan gardens. The application property follows this pattern and occupies a prominent corner plot fronting both Sefton Close and Birkdale Road. The front garden wraps around the southern side elevation and comprises open areas of grass and hardstanding. The private rear garden, enclosed by fencing, is situated behind this to the north.

The property is not a listed building and is not located within a conservation area. There are no Tree Preservation Orders affecting the site.

Proposal

Planning permission is sought for the erection of a 1.8m high timber fence along the eastern, southern and western boundaries of the rear garden.

The proposal involves the reconfiguration of the garden to increase its size by extending the fenced garden area outwards on the southern side of the dwelling.

An approximate gap of 0.67m would be retained between the proposed fence and the edge of the pavement, with the fence set wholly within the application site. The land in front of the proposed fence would remain unchanged.

Relevant Planning History:

No relevant planning history.

Consultations

WSCC Highways

“This application is for proposed 1.8m high timber fence to East, South and West sides of rear garden. The site is located on Sefton Close, an un-classified road subject to a speed limit of 30mph.

The proposed fence will be located within the existing site boundaries and does not encroach on land considered to be public highway. The proposed fence does not impact on vehicular visibility for vehicles exiting Sefton Close, or on forward visibility for vehicles travelling along Birkdale Road.

Conclusion

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.”

Neighbour Representations

None received.

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Planning Assessment:

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposed timber fencing would be positioned along the side and rear boundaries of the application site's garden, adjacent to Birkdale Road. The existing frontage comprises a mix of hardstanding, hedgerows, shrubs and boundary posts.

It is acknowledged that the original character and layout of plots within the locality was generally characterised by open plan gardens. Over time, however, fencing has been introduced at a number of properties, including on corner plots, which has altered this original character. Examples within the estate include 20 Birkdale Road, 6 Sefton Close, 9 Birkdale Road and 7 Birkdale Road. These properties are all within walking distance of the application site and feature boundary fencing fronting the highway which extend beyond the side elevations of the dwellings, in a similar manner to the proposal.

Therefore, whilst open plan gardens remain a notable characteristic of the estate, boundary enclosures extending around the side of properties are not an unfamiliar

feature. The examples identified demonstrate that fencing has become an established alteration to the original open plan layout of some plots within the locality.

The proposal would introduce a greater degree of enclosure than would traditionally have been expected within the estate. However, having regard to the existing examples of similar boundary treatments, it would not represent an isolated or incongruous feature within the street scene.

Although the fence would be positioned close to the rear edge of the pavement, its simple timber design and height of 1.8m would ensure that it remains a visually modest boundary feature. On balance, the proposal is considered to have an acceptable impact upon the visual amenity of the area.

Residential Amenity

The proposed fencing would not result in any overlooking, loss of privacy, loss of light, or overbearing impact on neighbouring occupiers. Given its position along the site boundaries and its typical domestic height of 1.8m, the proposal would not have an unacceptable impact on the residential amenities of surrounding properties. The proposal would also provide the occupants of the application property with a larger area of private amenity space.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit

Informative

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.

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

Case Officer:	Tom Westerman	Date: 05/08/2026.
Authorised by:	Jo Morin	Date: 10.08.2026