Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1441/16

Site: **91 Buckingham Road**

Proposal: **Installation of new 1.9 m high brick and fence boundary wall to front elevation**

Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a brick front boundary wall and pillars to measure (at max) 1.9 metres in height (including pier caps) and 25 metres in length.

The application property is a detached dwelling in an outer suburb of Shoreham, residential in character.

Relevant Planning History
None

Consultations (summarised)

West Sussex County Council Highway Authority*: The proposal is for installation of 1.8 metre high boundary wall in place of existing low brick wall. The site is accessed off 'C' classified Buckingham Road, subject to a 30 mph speed restriction and one-way traffic (northbound) in this location. From an inspection of the plans and local mapping there is an area of verge and footway providing sufficient scope for vehicular visibility upon exiting the site. The applicant would be advised to provide pedestrian visibility splays either side of the access points. Nevertheless, it is appreciated that the widths of the accesses allow a natural splay approximately 1 metre either side of a vehicle exiting the site across the footway. Manual for Streets 2 paragraph 10.6.1 states that "…exits at the back edge of the footway mean that emerging drivers will have to take account of people on the footway. The absence of wide visibility splays at minor accesses will encourage drivers to emerge more cautiously - similarly to how vehicles pull out when visibility along the carriageway is restricted". Therefore the LHA could not insist on the provision and conditioning of pedestrian visibility splays and do not wish to raise transport grounds for refusal to the application.*

Adur & Worthing Councils Senior Tree and Landscape Officer: *Do not think that the height of the wall is likely to be detrimental to the health or appearance of the adjacent trees, and unlikely to cause problems in the future as lifting most trees to 6 foot is usually acceptable. However there may be some concern regarding the foundations. These would need to be hand dug and contingencies made*

where any important / larger sized roots that might be found would need to be avoided.

Representations
None

Relevant Planning Policies and Guidance
National Planning Policy Framework
Saved Adur Local Plan policies: AG1, AH7, AB25
Adur Local Plan 2016 (Submission) Policies: 2, 15, 29, 31

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The immediate stretch of Upper Shoreham Road in which the application site lies is characterised by relatively open front gardens demarked by low boundary walls (some of which are supplemented with planting behind).

The current state of the front garden of No. 91 Buckingham Road does differ from this prevailing appearance as it is well enclosed by semi-mature trees and associated shrubs. No. 91 also spans the curvature of the road junction frontage between Upper Shoreham Road and Buckingham Road, rather than face front-on to the straight stretch of highway along Upper Shoreham Road.

It is for these reasons the current proposal should not be judged as setting a precedent for similar front boundary treatments along Upper Shoreham Road.

The wall, as amended, is of appropriate materials and finishes and the fence and planters along its length would break up visual mass.

For these reasons, the visual impact of the individual merits of this proposal is acceptable.

Residential amenity

The proposal is physically removed from neighbours to avoid harmful impact on living conditions.

Parking and Vehicular access

The highway Authority has not raised objection to the proposal on highway safety grounds stating that the resultant visibility would be satisfactory.

Trees

There is a well-established mature tree on the highway verge in front of the application site. Within the site itself are semi-mature trees and associated shrubs that form a verdant screen to the property. In particular the tree on the highway makes a valuable contribution to the street scene.

The Council's tree officer has raised no objection to the proposal in regard to its impact upon the health and longevity of all the trees referred above, subject to the construction work being hand dug and contingencies made where any important / larger sized roots that might be found would need to be avoided. This can be secured by way of planning condition.

Recommendation

APPROVE

Subject to the following conditions:-

1. Approved Plans
2. Standard time limit
3. Tree protection

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 any representations? N/A

Case Officer signed: Matthew Porter Date: 29-11-2016

Authorised and signed by: Peter Barnett Date: 29 November 2016