Development Management - Delegated Officer Report

Application Number: AWDM/0747/18 Recommendation – Approve

Site: Tudor House, 12 West End Way, Lancing

Proposal: Increase in height of fence by 650mm by way of privacy fencing to southern boundary

Date of site visit: 7 June 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application proposes to raise the height of the fence on the southern boundary by 0.65m in order to increase privacy between the application property and flats at 14 West End Way. It is proposed to add a trellis to the top of the fence with a willow screen lining. The works have become necessary following the removal of a hedge on the boundary.

Relevant site history

None

Consultations

West Sussex County Council: The **Highways** Officer has no objection. Comments that this proposal is for the increase in height of the existing timber fence from 1800mm to 2515mm, at the southern boundary of the site. The site is located on West End Way, an unclassified, no-through residential road subject to a speed limit of 30mph.

The site is currently accessed from West End Way. This application does not propose to alter the existing access or parking arrangements. The southern boundary of the site currently consists of a fence of 1800mm in height. The fence is positioned perpendicular to the publically maintained highway. Plans indicate that the proposed fence appears to be following the existing boundary line and does not appear to encroach on the public highway. The Local Highway Authority (LHA) does not anticipate that the increase in height of the fence will cause a highway safety concern in this location as it is not expected to reduce visibility along the publically maintained highway.

The height of the proposed fence does not allow for provision of pedestrian visibility splays upon exiting the site. However, this is the existing situation with the existing 1800mm fence and Manual for Streets 2 (MfS2) paragraph 10.6.1 states that Vehicle 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.

The LHA does not consider that this proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.

Lancing Parish Council: No objection, subject to the advice of WSCC being adhered to

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed increase will take the height of the fence to 2.5m. However, the new trellis will not be a solid feature and, as the fence is running perpendicular to the road, it will not be unduly intrusive. While the fence is glimpsed from the vehicular access at 14 West End Way, it is largely screened by planting along the frontage and by the existing solid entrance gates at No.12. The existing fence is also lower than another fence on the rear boundary of No.14, which can also be seen from the road.

No visual harm will arise.

Residential amenity

The fence is sufficient distance from the side wall of No.14, with a parking area in between, to not cause any loss of amenity.

Parking and Access

West Sussex Highways do not anticipate that the increase in height of the fence will cause a highway safety concern in this location as it is not expected to reduce visibility along the publically maintained highway.

The height of the proposed fence does not allow for provision of pedestrian visibility splays upon exiting the site. However, this is the existing situation with the existing fence and no highway objection has been raised.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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: 21 June 2018

Authorised by: Gary Peck Date: 21 June 2018