Development Management - Delegated Officer Report

Application Number:
AWDM/0030/13

Recommendation –
Refuse

Site: **8 Crabtree Lane , Lancing**

Proposal: **Retrospective application for 1.8m high feather edge fence wooden fence to east, west and south.**

Date of site visit: 10th April 2013

Neighbours checked: Y

Additional neighbour notifications:

Proposal, Site and Surroundings

The proposal site is a 1950's bungalow within a predominantly residential area comprising bungalows, flats and terraced housing and local shopping facilities. The bungalow is on the corner of Crabtree Lane and Orchard Lane and has elevations and garden areas fronting both roads. There is a driveway and garage adjacent to the eastern boundary of the garden. A 1.8 m fence fronts the south, east and part of the west elevations behind a dwarf brick wall with piers, a boundary treatment characteristic of the area.

The property is not a listed building or within a conservation area.

The application seeks retrospective permission for the feather edge fence.

Relevant site history

There is no relevant site history.

Consultations

Lancing Parish Council:

Committee objected to the height of the fence, which they considered was unsympathetic with the street scene and which should be reduced in height.

West Sussex County Council Strategic Planning:

Assuming the fence is following the boundary line of the property there would be no concerns with this proposal from the highway point view.

Representations

None

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (CLG 2012)

Planning Assessment

The Council's SPG 'Development Control Standard No.3 Extensions and Alterations to Dwellings', states that the addition of boundary walls or fences at the front of dwellings can have a significant effect on the character of an area. Dwarf walls with piers are characteristic of the area, fronting bungalows and houses on this part of Crabtree Lane and Orchard Avenue.

The properties in this area have relatively open frontages as a result of being set back from the road. Gardens or in some cases hardstandings, are bounded by low walls many of which are original. The erection of the fence in front of the application property has a detrimental impact on this character.

Accessibility and parking

The fence does not have an impact in terms of access and parking. WSCC have commented that there are no concerns in highway terms.

Recommendation

The development has created an alien feature in the streetscene, detrimental to visual amenity. For this reason refusal is recommended.

REFUSE for the reason:-

The development, by reason of its prominent position, height, design and materials appears as an alien feature within the streetscene and detracts from the character and appearance of the area, contrary to the saved policies of the Adur District Local Plan (AG1, AH7)

Informative:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

Is recommendation contrary to letter(s) of representation?

No

Case Officer: Jo Sanderson Date: 10TH April 2013

Authorised by: Jo Morin Date: 15 April 2013