Development Management – Delegated Officer Report

Application Number: AWDM/0734/23 Recommendation: APPROVE

Site: 24 Southview Gardens, Worthing

Proposal: Retention of boundary fence to front (West) elevation and (North) elevation to a maximum height of 2m with bamboo planting in gap between boundary wall and fencing (resubmission of AWDM/1673/22).

Date of Site Visit: 22 June

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks permission for the retention of a boundary fence to the front and side boundaries of the property, which sits at the corner of the bend in Southview Gardens. The respective boundaries are about 27 metres to the west (including a gate) and 14 metres to the north. The fence is slightly set back from a brick wall that pre-dates the fence. Previously a quite thick hedge was above this wall.

Southview Gardens has a mixed character containing detached and semi-detached properties, including flats and houses. Most of the boundary treatments are quite low, but there are some examples of lower front/side fences. There are also structures in the front gardens of properties, some of which have been the subject of enforcement investigations leading to subsequent applications.

Planning History:

Retrospective application for boundary fence refused in January 2023 (AWDM/1673/22)

Consultations:

West Sussex County Council - no objection

Representations:

None received

Relevant Planning Policies:

Worthing Local Plan (2023): SP1, DM5

National Planning Policy Framework

Planning Practice Guidance

Planning Assessment

The main issue in the determination of the application is the effect of the proposal upon the visual character of the area.

A previous application to retain the fence was refused earlier this year following an enforcement investigation. Following the refusal of the application, the applicants met with officers and the Ward Member to see if a negotiated solution could be achieved without the need to undertake formal action. Principally, the discussions considered whether landscaping could adequately mitigate the visual impact of the fence.

Without mitigation, the retention of the fence would be considered unacceptable. However, the fence has not been erected on top of the brick wall that already existed to the front of the site, but has been set back about 0.6 metres behind it. This allows some possibility of screening the fence and indeed since the previous application, there is some evidence of some small bushes growing in the gaps. This suggests that some sort of solution could be achieved with the application proposing trailing bamboo. Landscaping and future management could be secured by condition and could provide a more attractive corner to the road than was previously the case (the extent of hedge while providing a green backdrop appeared in itself quite dominant).

In conclusion, it is considered that the proposal could be supported subject to a landscaping condition.

Recommendation

GRANT permission

01 Approved Plans
02 Submission of detailed landscape scheme within 2 months of permission

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

Case Officer: Gary Peck Date: 10 July 2023

Authorised by: James Appleton Date: 14/07/23