Development Control – Delegated Officer Report

Application Number: AWDM/1911/17 Recommendation – APPROVE

Site: St Peters Roman Catholic Primary School, Sullington Way, Shoreham-by-Sea, BN43 6PJ

Proposal: Replace existing 2m high close board timber fence on south boundary with 3m high security fence and 2m high timber close board fence immediately behind

Date of site visit: 11.01.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

Two storey detached school situated within a residential area. There are residential dwellings, single and two storey completely surrounding the school on all four sides. Entrance to the school is from Sullington Way, and a pedestrian access exists from Eastern Avenue.

The school has predominantly timber fencing on all its boundaries, other than a section of metal, blue coloured railings to the front, off Sullington Way. A long section of the 2m high close boarded fencing, abutting the side boundary with no. 28 Sullington Way has blown over, in one continuous strip, and is leaning into that properties curtilage.

The application seeks permission for a replacement 2m high fence along the south east boundary of the school, abutting no. 28 Sullington Way. It is also seeking 3m high metal railing security fence to be positioned directly behind the fencing, i.e. facing out to the neighbouring residential property no. 28 Sullington Way.

The total length of railings and fencing will be 30m.

Relevant Planning History: None

SU/136/05/TP/22017 Bow-Top Metal Railings On Frontage (Instead Of Screen Wall Previously Approved) With Metal Sliding Gates Application Permitted 05.08.2005

Consultations: WSCC Highways

The proposal is to replace the 2m wooden fence to the south-east boundary of the site with a 2 metre timber fence and 3m security fence. Sullington Way is unclassified no through highway leading to the site.

From an inspection of the plans the proposals would not affect the existing vehicle access and visibility arrangements at the site.

No highway safety concerns or transport grounds to resist the proposals.

Representations: 2no. letters of objection from 41 Park Avenue and the other from a neighbour

- The weeds should be cleared properly before the fence and railings erected
- Previously this did not occur and the weeds took over the neighbouring garden
- Object to the 50% increase in height
- Most properties around the school are bungalows with relatively small gardens
- The increase in height will be a major obstruction
- It will look out of proportion with the surrounding development

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The key issues are the effect on the residential and visual amenities of the locality.

Visual Amenity

The railings will be positioned next to a two storey dwelling. The rails of the railings are widely spaced and therefore they will let light and view through. The close boarded fencing will close the view through, but this height of 2m is what is already in position, albeit currently blown over. The metal railings are for security reasons and because of the open structure of the railings they are considered not to result in a loss of visual amenity to the neighbouring property.

Residential Amenity

The 3m high railings will be on the north boundary of no. 28 Sullington Way, and the height is not considered to unacceptably compromise the residential amenities of that property due to the openness of the railing structure. Whether weeds may or may not come about, is not a material planning consideration.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 24.01.2018

Authorised by: Peter Barnett Date: 26 January 2018