Expiry Date – 24/6

Development Control – Delegated Officer Report

Application Number: AWDM/0/19 Recommendation – Refuse

Site: 68 Greentrees Crescent, Sompting

Proposal: Erection of 1.8m close boarded fence and change of use of land to west to garden within domestic curtilage.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 14/6

Site and Surroundings

This application relates to an end of terrace dwelling on the south side of Greentrees Crescent and corner of Grafton Gardens.

Built in the 1960's this estate has open plan front and side gardens protected by condition on the original application (SU/47/64 refers). This property has a large unenclosed side garden with a mature tree on it.

The property is not listed and is not in a conservation area.

Proposal

Planning permission is sought to enclose this side garden with a 1.8 metre high close boarded fence. The fence would be erected in line with the front wall of the house and would run along the back edge of the footpath to the back boundary before returning, a total length of 16 metres.

Relevant Planning History

S/47/64 – Outline application for 134 terraced houses, 6 flats and 140 garages. Granted 7.7.64

Consultations

Sompting Parish Council:

> Customer objects to the Planning Application
>
> - Loss of General Amenity
> - Other
>
> setting a possible unwelcomed precedent in this area; out of character with the area

Highways:

'This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

This proposal is for the erection of 1.8m close boarded fence and change of use of land to the west of 68 Greentrees Crescent to garden within domestic curtilage. The site is located on Greentrees Crescent an un-classified residential road subject to a speed limit of 30mph.

No alterations to the existing access or parking arrangements are proposed and this proposal is not anticipated to result in a material intensification of use of the access. The proposed fence will not encroach on publicly maintained highway and is not anticipated to obstruct vehicular or pedestrian visibility.

Conclusion
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 109), and that there are no transport grounds to resist the proposal.'

Representations

2 neighbours have written in support:

Improves security, looks better maintained, safe extended garden for the children resident, stops dog walkers using it.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Para 3.23 of adopted Development Management Standard No. 2 States:

'The removal or addition of boundary walls or fences can have a significant effect on the character of an area. In older areas flint walls or wrought iron fences and gates should be retained. In modern, open-plan estates the addition of boundary walls or fences at the front of dwellings can be out of character and may be prevented by either a restrictive covenant or a condition on the planning permission.'

Adopted Local Plan policy 15 states:

'Development should be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping.

Make a positive contribution to the sense of place, local character and distinctiveness of an area;'

This estate was built in the mid 1960's with the intention that front and side gardens are open plan. A condition of the original approval (S/47/64) precluded their enclosure.

Some gardens have been enclosed by hedges. This does not need planning permission. Others remain open as at the entrances to Greentrees Crescent either end.

The proposed 1.8 metre high fence would spoil the open plan character of this corner. A fence in this position would present a much harsher form of enclosure than hedges grown elsewhere. It would be harmful to the appearance of the streetscene and would set a harmful precedent.

Recommendation REFUSE for the following reason:

1. The proposed fence due to its height, design, position and prominent siting is an alien and intrusive feature that would be out of keeping with the open plan character of the estate and has a significant and harmful impact on the visual amenities of the street scene and the locality. It is contrary to Policy 15 of the Adur Local Plan, adopted Development Management Standard No. 2 and the National Planning Policy Framework.

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 any representations? Yes.

Case Officer signed:	MOK	Date: 18/6/19
Authorised and signed by:	Peter Barnett	Date: 18 June 2019