Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1505/16

Site: **1 Browning Road**

Proposal: **New boundary fencing to Mill Road frontage and part of Browning Road frontage including evergreen hedge screening to Mill Road (part retrospective)**

Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a front boundary fence measuring 2 metres in height to the property's boundary with Mill Road and part of the boundary with Browning Road.

The application property is a detached dwelling in North Lancing, residential in character.

Relevant Planning History
None

Consultations (summarised)

West Sussex County Council Highway Authority*: From an inspection of the plans it would appear that the existing vehicle access on to Mill Road is no longer in use and along with the hedgerow boundary works a pedestrian access will be included along this side. The Local Highway Authority (LHA) does not wish to raise any objection to the boundary treatment works from a highway safety point of view. We would advise reinstating the grass verge along Mill Road, though as this is private land could not insist on these works.*

Adur & Worthing Councils Senior Tree and Landscape Officer: *Bays are evergreen and will form large bushes that can be very dense, they also tend to expand with new ground shoots. This in my opinion will screen off the fence quite quickly and provide a thick barrier if maintained / cut regularly, but could get unruly if just left.*

Representations
Lancing Parish Council – no objection

Relevant Planning Policies and Guidance
National Planning Policy Framework
Saved Adur Local Plan policies: AG1, AH7, AB25
Adur Local Plan 2016 (Submission) Policies: 2, 15, 29, 31

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The immediate stretch of Mill Road in which the application site lies is characterised by planted front boundaries, many comprising of significant hedges.

Previously the application property provided a low (approximately 1 metre high) fence to its boundaries with Mill and Browning Roads with substantial planting behind.

The appearance of the fence in the street scene in the absence of the bay planting is unacceptable however the mature plants that have been provided to the Mill Road frontage provide a substantial screen and break up the visual mass. These can be protected by condition.

The appearance of the unplanted fencing on the Browning Road frontage is unfortunate however not sufficient, alone, to justify a recommendation to refuse planning permission.

Residential amenity

The proposal is physically removed from neighbours to avoid harmful impact on living conditions.

Parking and Vehicular access

The highway Authority has not raised objection to the proposal on highway safety grounds.

Recommendation

APPROVE

Subject to the following conditions:-

1. Approved Plans
2. Hedging to be retained/replaced if dies.

Informative

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.

Is recommendation contrary to any representations? N

Case Officer signed: Claire Pink Date: 30-11-2016

Authorised and signed by: Gary Peck Date: 30 November 2016