Expires 29.9.

Development Control – Delegated Officer Report

Application Number: ADC/0389/08 Recommendation - Permit

Site: **37 Abbey Road Sompting Lancing West Sussex**

Proposal: **Screen fence and gates (1.8m high) on north roadside boundary (to replace hedge)**

The Application

The application is a re-submission of an application for a boundary fence (ADC/0299/08) which was refused on the grounds that:

The proposed fence and gates, by reason of their excessive height, would be out of keeping in scale and appearance with the character of the existing built environment and would detract to an unacceptable extent from the visual amenities and residential environment of the locality.

The only alteration to the proposed fence would be a reduction in height to 1.8m from the previously refused application for a 2.0m high fence.

The area is characterised by a variety of designs of bungalows. The gardens are generally mature within the area with a number of fences and walls at the front which are up to 1.2m in height. Some properties have high side boundaries 2.0m in height (not adjacent to the highway) and close board fencing is common.

The fence would replace an evergreen hedge that currently exists around the whole of the boundary, except for where there currently is a vehicular access, 4.0m from the most western side of the site. The existing hedge is between 2.0 and 2.4m in height for the majority of the northern side, which encloses and gives privacy to the rear garden of the bungalow. The hedge then steps down to 1.4m for the section that encloses the front garden on the NE and East side of the dwelling. The pedestrian footpath to the north of the site is 3.0m wide, made up with a 1.5m wide verge adjacent to the road.

Consultations and Representations

West Sussex County Council: The Highways Authority have not been notified on this application, but did object to the original 2.0m high fence on the grounds that it would obstruct visibility for pedestrians and vehicles. They initially suggested a reduction to 0.6m for two metres either side of the vehicular access, but then reviewed their comments to request a reduction to 1.5m in height either side of the access.

Sompting Parish Council: No comments received.

Third Parties: There have been no third party objections to the proposals.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that development should be sympathetic to both the original dwelling and the area in general and should have regard to the character of the area.

Visual amenity
The proposed fence would be constructed in a close boarded style, with feather edged over lapping boards and the materials are considered to be in keeping with the type of fencing used within the area. The height of the proposed fence would now be 1.8m, and it would stretch for the majority of the north side boundary, 27.5m (replacing the high part of the current thick hedge).

It is considered that the 1.8m high fence would not be particularly overbearing or over-dominant and consequently it would not have an adverse effect on the visual amenity of the streetscene.

Access
The Highways Authority objected to the original proposals (ADC/0299/08) on the grounds of reduced pedestrian visibility, and requested that the fence and gates be reduced to 1.5m for 2.0m either side of the vehicular access. The applicant is unwilling to make this reduction, and although this is contrary to the Highway advice, it is felt that as the high hedge allows for no pedestrian visibility currently, that on balance, the fence would not be detrimental to highway safety.

Recommendation

APPROVE for reason that :-
1PPii

1. C1Ci
2. C14Ai – 29.08.08 (AH7 of the ADLP and DEVI of the WSSP)
3. The fence shall be constructed in feather edge close boarded fencing and if stained shall be of a colour to be approved in writing by the Local Planning Authority prior to its construction.
   Reason: *In the interests of visual amenity and to comply with policy AH7 of the ADLP and DEV1 of the WSSP.*

PB 29/8/08

Case Officer: [signature] Date: 29.08.08

Planning Services Manager: [signature] Date: 1/9/08

Planning and Regulatory Committee Chairman: A. F. Mills Date: 1/09/08