Development Management - Delegated Officer Report

Application Number: AWDM/1525/20 Recommendation – APPROVE

Site: 11 Kings Walk, Shoreham-By-Sea, West Sussex

Proposal: Retrospective application to retain timber 1.4 m high fence to the front boundary including vehicular and pedestrian gates.

Date of site visit: 3rd November 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached dwelling within a street of similar properties on Shoreham Beach. Retrospective consent is required for a boundary fence and gates to the property frontage. The fencing is nearing completion with the gates to be installed and gate posts to be reduced in height. The fencing is set back from the road adjacent to highway land. It is 1.2 metres high increasing to 1.4 metres high due to a change in levels. Planning consent is required as it is higher than 1 metre adjacent to a highway.

Consultations

West Sussex County Council: The **Highways Authority**

The applicant proposes to erect a fence line along the southern boundary of the property, with vehicular and pedestrian gates. From inspection of the plans, the proposed fence line will not encroach onto publicly maintained highway. The applicant should ensure that the gates open inward of the site, and not outward onto maintained highway boundary. The LHA does not anticipate that the proposed fence line would obstruct vehicular visibility along the maintained highway in this location. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern. In conclusion, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts 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

1 Representation from owner/occupier of 12 Kings Walk – I have no problem with the look of the fence except that the gate posts look too high compared to the height of the fence. They would look better if they were closer to the fence height.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings and highway matters.

Visual amenity

The fencing and gates as erected and nearing completion are/will be clearly visible within the street scene being to the property frontage. There are other means of enclosure fences, walls and hedges to the front and side of dwellings surrounding the site. Although the design of the means of enclosure is different to others in the surrounding locality it is not considered that this has an adverse impact. It is low level being between 1.2 – 1.4 metres in height and the ground level drops limiting the height. It is set back from the road and does not dominate the street scene. The gate posts are to be reduced in height once the gates are installed as shown on the submitted plans.

Residential amenity

The fence and gates will be visible from neighbouring properties however they will not result in any loss of light, privacy or overbearing impact.

Highway Matters

The Highway Authority has stated that there is no objection to the means of enclosure provided that the proposed gates open inwards to not encroach on the publicly maintained highway. A condition is attached to ensure this is the case. There will be no obstruction or impact upon highway safety.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. The gates hereby approved shall open inwards and shall remain as such at all times.

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

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.

Case Officer: Hannah Barker Date: 25th November 2020

Authorised by: Peter Barnett Date: 25 November 2020