Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0479/13

Site: **121 Old Fort Road**

Proposal: **Retrospective application for boundary wall/fence to part of Feversham Close elevation 1.8m high and 12.3m in length**

Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a side boundary wall to measure (at max) 1.8 metres in height and 12.3 metres in length. It has been built, hence the application is retrospective.

The application property is a detached property on a corner plot. It is white rendered and hanging tile to the front bays.

Relevant Planning History
None

Consultations
None

Representations
Objection received from occupier of No. 26 Falcon Close, summarised:-
Handed your letter by owner/occupier of 20 Faversham Close to seek information. By way of background, owner is 98 year old gentlemen who lives alone. He has full mental capacity, he requires assistance in some matters. I am a neighbour and friend. I note the application is for retrospective consent and could be related to wall already built along side and rear. It would be helpful if you confirm, Mr Earl has concerns about height of wall as will obstruct visibility from his driver, will be overbearing, and not in keeping with open front gardens in rest of close.

Support received from occupiers of No. 98 Old Fort Road, summarised:
Fence excellent idea for safety near this busy road

Relevant Planning Policies and Guidance
Adur Local Plan: AG1, AH7
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle
Upgrading of residential accommodation is acceptable.

Visual amenity
Although the main building has two street frontages, it has been built with a clear intention to address Old Fort Road (its principal rooms and windows and front entrance face this highway and its scale is strongly associated with those similar buildings along Old Fort Road). Falcon Close has an entirely different character consisting of bungalows.

In terms of its position, scale, design and choice of materials the new wall is strongly associated with the main property, and by implication the visual character and appearance of Old Fort Road as opposed to Falcon Close.

It is in keeping with the prevalent character of Old Fort Road as there are walls of similar height along the street exhibiting external surfaces similar to those of the main building. Most of its 'starkness' is from a lack of exposure to the elements. It is also of an appropriate scale when set against the backdrop of the larger two-storey buildings along Old Fort Road.

Insufficient material visual harm would arise from this development as to warrant refusal.

Residential amenity – effect on existing dwellings

The presence of the wall has reduced some of the neighbour's outlook. However expansive views remain available so this has not materially harmed the living conditions of that neighbour.

Parking and accessibility

The wall has reduced visibility for the immediate neighbour to the north using their drive. However the roads around are quiet and not heavily trafficked even in the summer months.

Falcon Close has expansive views so there is no material diminishment of visibility for vehicles exiting and entering other properties along the cul-de-sac.

Accordingly, no highway safety concern has arisen.

Recommendation

APPROVE for the reason:-

The development has taken place without detriment to the local environment and has not detracted from the character or appearance of the area. It has not resulted in any detriment to the amenities of neighbouring properties and

consequently does not conflict with saved Adur Local Plan policies AG1, AH7 and the planning policies set out in the National Planning Policy Framework

Subject to Conditions:-

1. Approved plans

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? Y

Case Officer
Signed: Matthew Porter Date: 2-7-2013

Authorised and signed by: Peter Barnett Date: 2 July 2013