Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0583/13

Site: **44 Boundstone Lane Lancing**

Proposal: **Retrospective application for fence replacing wall**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a length of 2 metre high fence. The fence is in situ, hence the application is retrospective.

The application property is a bungalow with a side dormer. A previously approved rear extension is currently under construction.

Relevant Planning History
None

Consultations
Lancing Parish Council: *No objections*

Representations
None

Policies and Guidance
Adur District Local Plan: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle
Upgrading of residential accommodation is acceptable in principle

Visual amenity

The loss of the lower section of the boundary wall is regrettable but there is a mixture of boundary treatments in the street, including high close boarded fencing.

The fencing that has been put up is similar to side boundary fencing adjacent, on the opposite side of the street. It is a similar height to the demolished wall.

Some of the 'starkness' of the fencing is due to its lack of weathering which would improve over time.

Accordingly, insufficient visual harm has arisen from this to justify refusal.

Residential amenity – effect on existing dwellings

The development is physically removed from neighbours to avoid harm.

Recommendation

APPROVE for the reason:-

The development has taken place without detraction from the existing local urban environment and has taken place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the relevant 'saved' policies of the Adur Local Plan AG1, AH7 and 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? N

Case Officer signed: Matthew Porter Date: 19-6-2013

Authorised and signed by: Peter Barnett Date: 20 June 2013