Development Management - Delegated Officer Report

Application Number: AWDM/1339/21 Recommendation – APPROVE

Site: 350 Upper Shoreham Road, Shoreham-by-Sea, BN43 5QE

Proposal: Replacement 1.5m fence to south west boundary to 1.8m high

Date of site visit: Assessment has been assisted using the Applicants plans and photos; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on the north side of Upper Shoreham Road, and is on a corner position. It has a vehicular access and drive off Upper Shoreham Road, and the existing fencing starts to the west of this access and continues around the frontage of the property with the main of the boundary facing onto Downsway. The boundary itself is set some distance back from the edge of the roadway, being approx. 5m back on the southwest part of the boundary, and then increasing in depth to some 6.8m and then up to 11.6m then down to approx.10.25m and finally approx. 9m. There is also a correspondingly wide section of grass verge between the boundary of the property and the road edge. The footway is positioned closer to the property than the roadway, and large trees are on these wide grass verges. The one closest to the driveway of no. 350 has a spreading canopy which fills its position on the curve.

The grass verges are raised in profile and contribute to the screening of the boundaries of properties no.'s 348 and 350, plus no. 348 also has shrubbery growing on the raised grass verge which further screens the boundary of that property.

Proposal:

The proposal seeks permission to replace the existing1.5m high boundary fencing and wall to a 1.8m high fence. The length of the replacement would be 17.6m

Representations: None received

Consultations:

WSCC Highways Authority:

The proposed 1.8m high fence will replace the existing 1.5m fence and wall currently on site. The fence will follow the existing boundary line and will not encroach upon the public highway. The fence is not anticipated to obstruct visibility for vehicles exiting the site, nor is it anticipated to obstruct visibility for vehicles existing Downsway or travelling along Upper Shoreham Road.

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 NPPF (para 111), and that there are no transport grounds to resist the proposal.

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

Planning Assessment

Principle

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity

The replacement fencing will be in keeping with the existing situation and will hardly vary in height from that existing. The chosen replacement fencing will be horizontal slatted larch, which will not look out of character with the locality which has a variety of boundary treatments. Indeed many properties within the area have high boundaries to the front. A feature in the localized area around the application site in Upper Shoreham Road and Downsway, is that there are low brick walls, and fencing or hedging or a mix of both. Many are up the height to 1.8m and with hedging over that height. Also a few properties have no boundary demarcations whatsoever.

The boundary will not be inappropriate for its surroundings and will not be out of character or result in a loss of residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

Informatives:-

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 03.09.2021

Authorised by: Gary Peck Date: 3 September 2021