Expiry Date - 12/05/2011

Development Control – Delegated Officer Report

Application Number: ADC/0097/11 Recommendation –

Site: 11 Roman Walk Sompting Lancing West Sussex

Proposal: 0.9m high timber post and rail fence (with concrete bollard) on east side of front garden

The Application

The application property is a semi detached dwelling at the north end of the cul-de-sac. It sits adjacent to the access to a garage compound to the east and there is currently a low hedge along the side boundary. It is proposed to remove the hedge and erect a 0.9m high concrete post and timber rail fence along the side boundary with a concrete bollard at the road end. The applicant wishes to prevent vehicles cutting across the front corner of their property when accessing the garage compound.

The development would ordinarily be 'permitted' but the original planning permission for Roman Walk contained a restriction preventing the erection of any fences, etc in front of the houses.

Consultations and Representations

Consultations/Comments

Sompting Parish Council – No objections

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'

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Policies

Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive.

Visual amenity and character

Roman Walk contains a number of fences and walls, including a low wall at No.6 and a brick wall on the opposite side of the access road to the garages. The removal of the hedge and its replacement with a post and rail fence would not have a harmful visual impact on the character or appearance of the street. The bollard will be tapered and is shown on the submitted drawings as being no larger than the concrete fence posts. Consequently, it should not have a harmful visual impact.

Residential amenity

The proposal has no impact on residential amenity

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C1Ei Location Plan 17 March 2011
   Drawing No PEP-1 Block Plan and Elevations 17 March 2011

Case Officer Peter Barnett Date 20 April 2011