Expiry Date - 23/04/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0208/25 **Recommendation – APPROVE**

Site: **51 New Road Worthing West Sussex BN13 3JW**

Proposal: **Post and chain boundary treatment (0.7m high) around garden fronting New Road.**

Date of site visit: 17/04/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of New Road near the junction with Arun Crescent within a residential area of Worthing. The property comprises a detached bungalow with brick elevations and a tiled gable roof. The property occupies a corner plot and is set back a good distance from New Road behind an open front lawn. Consent was recently granted for timber fencing to enclose the rear and side garden, set in from the boundary and with planting in front.

The site is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for the erection of a post and chain fence to the front of the site along the north, east and west boundaries of the front garden.

The fencing would consist of 100 x 100mm timber posts 0.7m high equally spaced at approximate 2m centres, joined by galvanised long link alternative spike chains.

Relevant Planning History:

AWDM/1097/24 - Erection of wooden fence with concrete posts (1.84 metres high) along the east boundary of the property 1m from pavement and planting of shrubberies between the fence and pavement - Approved

AWDM/1700/23 - Retrospective application to remove brick garden wall and replace with wooden fence with concrete posts (1.84 metres high) – Refused

Consultations:

WSCC Highways - This application seeks the installation of 0.7m high post and chain boundary treatment around garden fronting New Road. From inspection of the

submitted plans, the proposed fence is not anticipated to obstruct vehicular/pedestrian visibility for those travelling along New Road or Arun Crescent.

In summary, 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 116), and that there are no transport grounds to resist the proposal.

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

The site is subject to a restrictive condition removing pd rights for fences, gates and other means of enclosure forward of the building line to any street (WB/23/67).

Planning permission is therefore required for all fencing to the front of the building.

Visual Amenity

The streetscene has an open character with open front lawns and low shrubs set back behind grass verges and pavements. To the opposite end of Arun Crescent at No.63 (west of the application site) there is a post and chain fence similar to that proposed. Although no record of any planning consent for it, the post and chain fence at this property has been in existence for many years.

The proposed fence is low in height and insubstantial in construction and would retain the open character of the street scene (as does the existing fence at No.63) without forming a solid boundary or blocking the line of sight across the property frontage. The materials proposed of timber posts and metal chain are considered appropriate for this type of fencing and would not detract from the character of the area.

Residential Amenity

The proposed fence is considered to be situated a sufficient distance away from neighbours and would not have any detrimental impact on residential amenity.

Highway Safety

There is no Highways objection to the proposed fencing and there would be no adverse impact on highway safety as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. The post and chain fence hereby approved shall be implemented in accordance with the approved plans and shall at no time be replaced with any other type of fence or means of enclosure or be increased in height, unless otherwise agreed in writing by the Local Planning Authority.

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 letter(s) of representation? N

Case Officer: Amanda Haslett Date: 22/04/25

Authorised by: Jo Morin Date: 23.04.2025