DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: WB/ 11/0088/FULL 29 Willow Crescent

DATE OF SITE VISIT: 04.01.12

NEIGHBOURS CHECKED: Y; **ADDITIONAL NEIGHBOUR NOTIFICATIONS:** N

PROPOSAL, SITE AND SURROUNDINGS:

The application property is located on a corner plot on the angle of Willow Crescent – the local distributor Road- and Redwood Close- a short cul de sac. The property is terraced and had a spacious setting with a garden to all three sides. The proposal is for retrospective planning permission for the retention of a fence approximately 1.8m high around the perimeter of the house plot and the public highway. It is made from featheredge wood fence panels with scalloped trellis top and is a light brown colour.

RELEVANT PLANNING HISTORY: None. Application invited as a result of enforcement investigation and complaint.

RELEVANT PLANNING POLICIES: Worthing Local Plan 2003 saved policies H16 and H18; **Core Strategy** policy 16.

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

WSCC Highways ". Upon inspection of the plans, it appears that the fence has been erected in land under the applicants control and is not in a location where it obstructs the highway or highway visibility along Willow Crescent or Redwood Close. As such I would not raise any concerns from the highways perspective."

PLANNING ASSESSMENT:

The main issues in this case are the effects of the proposal on the street scene and the character of the area and neighbour amenity.

The estate has been designed to give a distinct impression of spaciousness with deep grassed setbacks and unenclosed front and corner site side gardens a particular and important feature. The fence is set close to the edge of the highway along Redwood Close but whilst prominent, would still retain an area of grassed landscaping on the corner sufficient in size as to maintain the open plan style of the estate and safeguard views along Willow Crescent.. The enclosure of this part of the side garden is balanced by the enclosure of the opposite side by a similarly sized and sited fence, albeit unauthorised. The design/colour of the fence is somewhat garish and obtrusive and does diminish the quality and character of the estate. However, the benefits to the householder from improved security and the wider context set out above suggest that withholding planning permission on visual grounds would not be reasonable in this case. Additionally, the applicant has agreed to provide screen planting. Because the circumstances are very different it would not undermine the recent refusal for a fence at 69 Willow Crescent (WB/10/1007/FULL)

The fence results in no material harm by way of loss of amenity to any neighbouring dwellings.

The absence of any objection form WSCC Highways in terms of highways considerations has also been taken into account.

RECOMMENDATION:

Approve

Conditions

1. No further fences to be erected.

REASONS FOR RECOMMENDATION:

The development causes no material harm to the visual amenities of the locality or neighbour amenity and is thereby considered to meet the aims of saved policies H16 and H18 of the Worthing Local Plan 2003 and policy 16 of the Worthing Core Strategy.

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if refused, would have some impact on the applicant's Rights. However, it is considered that the harm caused by the development outweighs these and that in the public interest the application should be refused. Accordingly, it is considered that the decision complies with the Human Rights Act 1998.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION? N

DELEGATED

Case Officer
Sign.....Date.....16/1/12.....

Authorising Officer
Sign.....Date.....20.1.12.....