The Planning Inspectorate

Appeal Decision

Site visit made on 2 August 2011

by Geoff Salter BA MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 15 August 2011

Appeal Ref: APP/M3835/D/11/2156149
1 Grand Avenue, Worthing, BN11 5AP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Dr P Patel against the decision of Worthing Borough Council.
- The application Ref WB/11/0254/FUL, dated 28 March 2011, was refused by notice dated 8 June 2011.
- The development proposed is alterations to boundary wall and remove marked trees.

Decision

1. I dismiss the appeal.

Main Issue

2. The proposal is more accurately described as: installation of two pairs of gates to existing driveway entrances fronting Hythe Road and installation of railings above the existing front and side boundary walls on Grand Avenue and Hythe Road frontages, together with raised wall piers in matching rendered blockwork. The main issue is the effect of the proposed alterations on the character and appearance of the surrounding area.

Reasons

3. At present the boundary walls partially enclose the front and side garden of I Grand Avenue, an attractive rendered house which stands in a prominent location facing Grand Avenue at the junction with Hythe Avenue. The appellant has drawn attention to other examples of boundary enclosures nearby which are higher than the existing walls around the appeal property. However, in general, the front boundary walls nearby are at the same height as those on the site. For some distance to the north on both sides of Grand Avenue all the walls are low, generally attractive brick, stone and flint structures. The proposed railings would break this pattern of development by creating a much higher enclosure out of keeping with those nearby, including the balustrades around the much larger rendered building at Dolphin Lodge to the south. Although the proposals along most of the Hythe Road frontage would not be unduly obtrusive, I consider that the height of the new piers and railings along Grand Avenue would have a harmful effect on the appearance of the area. The scheme would conflict with saved Policy H16 of the Worthing Local Plan, which requires ancillary development to be of a scale and design that is satisfactory in relation to adjoining properties or the area as a whole.

4. The scheme would impart a different appearance to this part of Grand Avenue which, if repeated, would progressively change the pleasant open, spacious character of this important thoroughfare. I appreciate that the extra height of the enclosure may have a beneficial effect on security at the site, which could be achieved by other means, such as similar planting to that already along part of the Hythe Road frontage. In any event the benefit of additional security would not outweigh the visual disadvantage of the scheme as proposed.

Geoff Salter