# Development Management - Delegated Officer Report

**Application Number: AWDM/0834/20 Recommendation – REFUSE**

**Site: 1 Lilac Way, Shoreham-By-Sea, West Sussex**

**Proposal: Demolition of existing wall and construction of a new 1.8m high fence further west (Enlarging garden area.)**

**Date of site visit: 22nd June 2020**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application site is a three storey, semi detached dwelling within the Southlands Hospital Development where consent was granted for the redevelopment and conversion of existing buildings for residential development, ADC/0287/09. The site is within part of this development which is designated as Conservation Area. The boundary of the Conservation Area runs along the Upper Shoreham Road and includes the original converted buildings, East Lodge and the Old Refectory buildings, which are now residential. It also includes other new builds however it is a relatively small area of the development as a whole.

At the centre of the Conservation Area is an open space which many of the surrounding buildings face onto. The application site is to the east of this area, although the front entrance to the dwelling faces west, the rear garden is parallel to this area. This corner plot is therefore prominent here and there are public views toward the front, side and rear of the property therefore forming part of the character and appearance of the Conservation Area.

There is as existing a detailed, decorative brick wall enclosing the side and rear of the garden at 1 Lilac Way, there is a close boarded gate for access. Consent is sought to remove the wall and move the boundary west, increasing the width of the rear garden and moving it in line with an existing dwarf wall with planting. A close boarded fence is proposed as a replacement, 1.8 metres in height with the access gate moved to the south adjacent to the house.

**Consultations**

**West Sussex County Council:** The **Highways Authority**

The application site is located on Lilac Way, a privately-owned road. WSCC local mapping shows that the works will be completely located away from any publicly maintainable highway or Highway Boundary. As such, the LHA are unable to provide any further comments for this application and raise no concerns.

**Representations**

None received

**Relevant Planning Policies**

Adur Local Plan 2017 Policy 15 and 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

**Planning Assessment**

**Principle**

The proposal comprises upgrading the existing housing stock 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 dwelling and its surroundings. The site is in the Conservation Area so in addition consideration must be given as to how this development seeks to preserve and enhance the character and appearance of the Conservation Area.

**Impact upon the Character and Appearance of the Conservation Area and Visual Amenity**

The existing boundary brick wall is an attractive feature matching the brick work on the attached house and the boundary treatment to the north. It is considered that the repositioning and rebuilding of a matching brick wall could be supported here as spacing would still remain between the dwelling and the open space to the side. This in principle would not be detrimental. It would follow the line of the existing dwarf wall and planting on the western boundary. The concern here is the use of close boarded fencing as a replacement. The loss of the brick wall and replacement with close boarded fencing will be a degradation of the appearance of the site and the surrounding area. The attractive and characterful wall is clearly visible and contributes to the character of the locality, the public space, surrounding residential environment and most importantly enhances the character and appearance of the Conservation Area. Its replacement will result in development which does not preserve and enhance the locality. Therefore contrary to Policy 17 if the Adur Local Plan.

It is noted that the applicant has provided photographs of other close boarded fences within the Southlands development, some of which are within the Conservation Area. However these are not in such prominent locations and represent 'secondary' boundaries. Despite such other boundary treatment within the street scene considerable weighting must be given to the loss of the existing brick wall and the contribution it plays to the existing visual environment and its loss and replacement with a fence will be significantly harmful resulting in development which would fail to preserve or enhance the Conservation Area.

**Residential amenity**

It is not considered that the moving of the boundary or its replacement will have any adverse impact with regards to loss of light, privacy or overbearing impact upon adjacent residents.

**Highway Safety and Parking**

The comments from the Highway Authority are set out above. As there is not highway land affected they have no comments to make. The proposed works will not impact upon any existing parking spaces or access road within the development.

**Recommendation**

**REFUSE**

1. The proposed fence by reason of its siting and unsympathetic appearance would form an unduly prominent and incongruous feature to the detriment of the visual amenities and existing character of the locality which is designated as a Conservation Area. The proposal is therefore contrary to Policies 15 and 17 of the Adur Local Plan and paragraph 196 of the NPPF .

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

1. Proactive with discussion refusal
2. Refused plans

Case Officer: Hannah Barker Date: 1st August 2020

Authorised by: Peter Barnett Date: 3 August 2020