Expiry Date - 03/08/2010

Development Control – Delegated Officer Report

Application Number: ADC/0195/10 **Recommendation – Permit Application**

Site: **1 Beach Road Shoreham-by-Sea West Sussex BN43 5LJ**

Proposal: **Replacement fence on northern boundary up to 2.4m high.**

The Application

The application site is 1 Beach Road a detached dwelling located on Shoreham Beach. The rear garden level drops to the rear, there are steps in between levels. To the north of the site beyond the side boundary of 1 Beach Road the garden levels of the adjacent properties nos. 21 and 25 Beach Green are significantly lower than the site.

As existing the boundary on the side of 1 Beach Road is formed of piecemeal fencing and dense vegetation which is growing over the top of the existing fencing. On the side of no. 21 the boundary treatment is more uniform with 1.8 metre high fencing and a combination of vegetation/planting and trellis above up to a maximum height of approximately 2.4 metres.

Permission is sought for a boundary fence to be erected along this boundary from the side of 1 Beach Road. The applicant wishes to provide additional screening and reduce overlooking to the properties to the north which are at a lower level. Due to the change in ground levels the maximum height of the fence will vary. Adjacent to the properties to the north (nos 21 and 25 Beach Green) the fence will have a consistent height. As originally submitted this maximum height was 2.7 metres. Amended plans have been received which show a reduction to 2.4 metres as a compromise and to limit the overbearing impact to the neighbouring properties while still providing the required screening. The height of the fence from the application site will vary between 1.4 metres and 1.7 metres.

Consultations and Representations

Third Parties: **-** 1 email has been received from the owner of 21 Beach Green expressing concern in relation to the height of the fencing as originally proposed. The fence would: -

- Block considerable light to the garden.
- Visibly high barrier between gardens making the garden feel more closed in, imposing solid barrier.
- The 2.7 metre fence once planting and foliage begins to grow on it would likely increase its height further. Based on the current situation this would increase the height by 1 metre.

- The increased fence height is supported however 2.7 metres is unnecessarily high and 2.3-2.5 metres would be more reasonable.

Following receipt of amended plans the owners of no.21 Beach Green have no objection to the reduction to a maximum height of 2.4 metres.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (saved) (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' including: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development.' (ODPM 2004)

Planning Assessment

Policies

Policy AH7 of the Local Plan relates specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling.

Residential Amenity

The main properties to be affected by the proposed fencing are the application site, 1 Beach Road and nos 21 and 25 Beach Green. The height of the fence as reduced will be a maximum of 2.4 metres measured from the garden level of the adjacent properties. It is considered that this height is an acceptable compromise and will provide the required privacy screening between the properties while not resulting in an overbearing impact on the residential amenities of the occupiers of these properties. There is a minimum distance of 12 metres between the rear of the neighbouring properties and the fence therefore there will be no loss of light to the rear of the dwellings.

Visual Amenity

The fence will not be visible from within the street scene. It will only be visible from the neighbouring dwellings.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. Details of the finish and appearance of the fencing hereby permitted shall be submitted to and approved by the LPA prior to commencement of works and shall be erected in accordance with such details.

Reason: - In the interests of residential and visual amenity and to accord with policy AH7 of the ADLP.

3. The fencing hereby permitted shall be erected in accordance with the following approved plans:-

Location/Block Plan – received 8th June 2010.

Sectional Drawing – received 26th July 2010.

Reason: - In the interests of proper planning and for avoidance of doubt.

Case Officer Hannah Barker

Date 27/7/10

PB 27/7