Expiry Date - 03/11/2025
Extension of Time -

Development Management – Delegated Officer Report

Application Number: AWDM/1137/25 **Recommendation: – APPROVE**

Site: **61 Newtimber Avenue Worthing West Sussex BN12 6NF**

Proposal: **Proposed 1.8m high close boarded timber fence and gate at north boundary fronting Newtimber Avenue.**

Date of Site Visit: 10/10/2025

Neighbours Checked: **Y**

Additional Neighbours Notified: **N**

Site and Surroundings

The site is located to the south of Newtimber Avenue within a residential area of Worthing. The property comprises of a detached bungalow with brick elevations and a tiled pitched roof. The property has recently been extended with a side extension, to the north. The property is positioned at an angle to the road with its side elevation facing Newtimber Avenue. There is a gravel parking area to the front and side and garden to the rear. The hedge adjacent to the pavement that previously enclosed the rear garden has been removed.

The property 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 installation of a 1.8m high fence to the part of the north boundary of the site.

The new fence would replace the previous hedge (that has recently been removed) in the same position, adjacent to the pavement. The fence would run in line with the north-west corner of the bungalow to the north-west corner of the site, enclosing the rear garden. The fence would consist of a 1.8m high timber close board fence with concrete posts and would be approximately 10.8m long with a side return of 3m back to the bungalow and a gate.

Relevant Planning History:

01/00661/FULL - Retrospective application for the erection of close boarded fencing to the side and rear, a pergola and a shed.
STATUS: Conditional Consent 13th August 2001.

AWDM/1680/23 - Single storey side extension with pitched roof to provide self-contained annexe accommodation for a relative
STATUS: Application Permitted 30th January 2024.

Consultations

WSCC Highways - *This application seeks the construction of a 1.8m high close-boarded timber fence and gate at northern boundary. The site is located on Newtimber Avenue, an unclassified road subject to a speed restriction of 30 mph.*

From inspection of the submitted plans, the proposals are not anticipated to obstruct vehicular or pedestrian visibility in this location. I note that the fence will be situated in lieu of a pre-existing hedge, which would have afforded similar levels of visibility, and there is no evidence to suggest this arrangement operated unsafely. As such, no highway safety concerns would be raised.

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.

Neighbour 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.

Background

The applicants sought advice for the replacement of the hedge with a 6ft close board fence in May 2025 following advice from building control that the hedge would have to be removed as it would have affected the foundations of the approved extension. The Councils response to this enquiry was that *'we would only support a fence that encloses the rear of the property (similar to that at No.51) and not one that extends forwards of the house'.*

Visual Amenity

The surrounding street scene is generally open plan, or marked by low walls and fences or taller hedges and shrubs. There are also several examples of high fencing adjacent to the pavement, at No.51 to the east of the site and No.22A to the north-

west of the site. Both of these examples are in close proximity to the application site and would be viewed in context with the proposed fencing.

The proposed fence would be clearly visible in the street scene due to its position adjacent to the pavement. The tall evergreen hedge that previously enclosed this boundary has been removed and there is currently a very low fence along the boundary and an open gravel garden area. The application intends to enclose this area again following removal of the hedge.

A close board fence in this position would appear stark and prominent in the street scene, particularly when it is first installed due to the new timber. However, this will improve over time with natural weathering, reducing its prominence. Furthermore, due to its limited length, enclosing only the rear garden of the property and viewed in context with other similar fencing in the immediate area, the proposal is not considered to appear out of keeping with the character of the area or result in significant harm to the street scene. It is also noted that this part of the rear garden has previously been enclosed with a tall boundary treatment, albeit a hedge with a much softer appearance. The open character to the front and side of the bungalow would be retained with the fence starting further back in line with the rear corner of the building.

Given the above considerations, the proposed fence is not considered to have an unacceptable impact on its surroundings or result in significant harm to the visual amenities of the locality.

It should be noted that a fence that continued along the side of the bungalow or to the front would not be acceptable in this location and it is only the rear garden enclosure that is considered acceptable, as detailed above.

Residential Amenity

The proposed fence would be visible to neighbours but would not have any detrimental impact on their amenities.

Highway Safety

As noted in the WSCC Highways response, '*I note that the fence will be situated in lieu of a pre-existing hedge, which would have afforded similar levels of visibility, and there is no evidence to suggest this arrangement operated unsafely. As such, no highway safety concerns would be raised.'*

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit

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: 30/10/25
Authorised by:	Jo Morin	Date: 30.10.2025