Development Control – Delegated Officer Report

Application Number: AWDM/0990/20 Recommendation APPROVE

Site: 43 Anchor Close, Shoreham-by-Sea, BN43 5BY

Proposal: Removal of existing fence to north and construction of new 2m high wall further out along northern boundary of property

Date of site visit: Assessment has been assisted using the Applicant's plan and photos; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a two storey end of terrace dwelling situated at the east end of the cul-de-sac close, and faces onto an open space and play area. The rear garden sides onto a garage compound, and there is a narrow footpath from the garage compound area running to the side of no. 43 through to the open space and play area. A block of 5no. garages are located next to this footpath.

No. 43 has a fence around their rear garden area, approx. 2m in height and between this fence and the narrow footpath is a narrow landscaping strip which is within the original deeds map of the application site.

The site is not within a Conservation Area and the property is not a Listed Building

Proposal

The application seeks permission to assimilate and enclose the landscaping strip next to the narrow footpath and the existing boundary fence into their garden proper; remove the existing fence and construct a 2m high brick wall which will incorporate the landscaped strip of land.

Relevant Planning History:

SU/152/97/TP Redevelopment with 38 flats and 83 Houses (including 18 for social housing), garages, parking spaces, public open spaces, riverside walkway and access road. **Approved 11.09.1998**

Consultations:

Environmental Health Public Health

"If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained oil, petrol/diesel/ solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority."

WSCC Highways

From an inspection of the plans, the proposed boundary wall will not encroach onto publicly maintained highway. The LHA does not anticipate that the location of the proposed boundary wall will have a detrimental impact on vehicular or pedestrian visibility on Anchor Close.

In conclusion, 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 NPPF (para 109), and that there are no transport grounds to resist the proposal

Representations:

None received

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to enclose a strip of land into the garden proper.

The key concerns would be the effect on the character of the area and existing residential amenities of neighbouring properties.

Visual & Residential Amenity

The proposal seeks to incorporate the small strip of land that lies to the outside of the existing fence into the garden land. The land in question is

within the curtilage of the property as identified on the original deeds map. The application has been amended to limit the extent of the wall to the side and rear of the house only, not projecting past the front elevation of the house.

The footpath to the side is quite narrow (90cm), (but it is approx. the same depth as the path to the front of the site abutting the field), and the landscaping strip on one side of the footpath does provide additional width but the landscaping is not properly maintained and has become unkempt.

The width of the path will be not be affected by this proposal as the wall will abut the edge of it so it will not be any narrower than existing and it will still be available to use as now. While it is narrow for wheelchair users, its width is not changing and it should be noted that it is not the only path available to access the playing field - the main pedestrian access is between no.'s 27 and 29 Anchor Close to the west and behind no.'s 10 and 44 Anchor Close to the north west of the site.

The narrower footpath could visually be more of a tunnel effect than what is currently in place, however as it is to the side of the dwelling and the garage block, it is not a dominant view at this point, so would not detract from the character of the estate. Better maintenance of the hedge which runs along the side of the garages to the north would provide more space. This hedge is not owned by the applicant.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials to match house

Informative

1. Approved following amendment

Is recommendation contrary to letter(s) of representation N

Case Officer: Eve Hearsey Date: 12.10.2020

Authorised by: Peter Barnett Date: 12 October 2020