Expiry: 1/12

Development Control – Delegated Officer Report

Application Number: AWDM/1380/23 Recommendation: Grant

Site: 105 Poulters Lane, Worthing

Proposal: **Demolish existing front garden wall and fence and rebuild in blockwork with white painted smooth render finish incorporating original reclaimed flints (975mm height wall with 1800mm piers) black painted close board between piers and blue engineering brick plinth/coping.**

Date of site visit: 3/11

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

This application relates to a semi detached house on the south side of Poulters Lane to the east of the Thomas A'Beckett pub. This is an established residential area on the edge of Broadwater.

The property has a deep front garden leading to a garage with driveway and lawn. The frontage is enclosed by a flint cobbled wall approximately 700mm in height behind which is a panel fence with a maximum height of 2.1 metres. The same fencing divides the site frontage from its neighbours.

The property is not in a conservation area, is not listed and there are no TPO's on the site.

Proposal

Permission is sought to replace the wall and fence. A 975mm rendered wall with 3 piers a maximum 1.8 metre in height are proposed. In the revised drawing the rendered wall is to be dressed with reclaimed flints from the existing wall. The piers are to be linked by vertical boarding painted black to just under the height of the pier coping stones.

Relevant Planning History:

AWDM/1496/22 - Application for a Lawful Development Certificate for a Proposed rooms in roof including hip to gable and rear dormer, front rooflight and removal of chimney. Issued

AWDM/0116/22 - Demolish chimney and garage/store/wc; Proposed ground floor extension to rear and side. Hip to gable roof extension, rooflights and rear window in existing gable. Granted.

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Consultations:

Highways: No objection.

Representations:

None received.

Relevant Planning Policies

Worthing Local Plan SP1, DM5
National Planning Policy Framework (HCLG 2023)
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.

Visual Amenity

The demolition of the cobbled flint wall is regrettable as this is a feature of a number of the properties on both sides of the road. However, it is acknowledged that it is in a poor state of repair. The revised plans include the reuse of some of the reclaimed flints in the new wall. This is an acceptable contemporary solution.

The replacement fencing is acceptable in visual amenity terms and will not be hazardous to traffic.

Residential Amenity

There will be no impact on neighbours.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally mokproposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Expiry: 1/12

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

Case Officer:	MOK	Date: 23/11/23
Authorised by:	Jo Morin	Date: 24.11.2023