Expiry Date - 03/01/2011

Development Control – Delegated Officer Report

Application Number: ADC/0435/10 **Recommendation – Permit Application**

Site: **74 Old Fort Road Shoreham-by-Sea West Sussex BN43 5HA**

Proposal: **Replace front wall with concrete rendered wall 1.32 m high with 6 piers 1.7m high and two driveway openings. (Retrospective)**

The Application

The application relates to a detached dwelling located on the south side of Old Fort Road. Retrospective consent is sought for the erection of a 1.32m high brick wall with six brick piers 1.7m high. The wall is 14.7m wide and sits centrally within the frontage leaving an open space 3.5m wide at either side which serves as in-and-out access. The wall has been constructed of concrete blocks and brick with a smooth rendered finish, painted to match the main house. The wall replaces a lower wall that was previously at the site. Gates are also proposed, although no details have been submitted.

Consultations and Representations

Consultations/Comments

West Sussex County Council – The Transport Planning Officer has no highway objection. The footpath along this part of Old Fort Road is wide and immediately to the west there is a grassed area protruding into the footpath. Therefore the likelihood is that pedestrians would be walking away from the wall and could be seen by vehicles emerging out of number 74. This arrangement appears to have been in place for some time without any known implications.

Third Parties

1 letter received from the occupier of 76 Old Fort Road raising the following objections:

- Size and scale of the wall is out of keeping.
- It detracts from the area and may set a precedent.
- Front walls should be no higher than 1m
- Wall has been built without proper checks and poses a health and safety risk

- Wall will obscure views of small children and other pedestrians

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alterations should be of sympathetic design and materials to the original dwelling and the area in general.

DC Standard No.3 states that the addition of boundary walls can have a significant effect on the character of the area. In modern, open-plan estates such additions can be out of character.

Visual amenity

In Old Fort Road, front boundary treatments differ considerably, including some significantly over the 1m 'permitted development' height limit, but those in the vicinity of the site, including the neighbouring properties either side, have relatively modest front walls.

Most of the walls and piers over 1m high are unauthorised and 'established' by passage of time. The few applications submitted include a retrospective permission for a front wall at No.75a with piers 1.63m high and a wall 1m high with link chain above 1.2m-1.4m high (SU/125/01). At nearby No.81, piers with ornamental dogs (2.1m high) were refused (SU/66/01) and the dogs were subsequently removed leaving the piers 1.5m high. Permission was granted for a front boundary wall 1.1m high with piers 1.65m high and inset railings, stone spheres and solid timber gates with a curved open-railed top at 136 Old Fort Road (ADC/0593/08) and for a 1.3m high wall with four 1.7m high piers at 248 Harbour Way (ADC/0006/09).

The wall at 74 Old Fort Road is not considered to be unduly detrimental to the open character of the area. While it presents a solid enclosure along part of the frontage, the wall is set back from the road by a wide pavement which reduces its visual prominence. The entrance and exit either side of the wall further reduces its impact and helps to retain a sense of openness along the frontage. However, gates are indicated to be proposed for theses openings

and further details of their design and appearance are to be reserved by condition.

It is considered that the proposal is acceptable as, at only 1.3m high, it does not form an excessively tall feature and consequently does not harm the character of the street scene.

Recommendation

APPROVE for the reason:-

The development does not detract from the local environment or from highway safety. It consequently does not conflict with the policies of the Adur District Local Plan (AG1, AH7)

1. No gates shall be erected at either driveway entrance unless in accordance with details to be submitted to and approved in writing by the local planning authority prior to their installation.
   Reason – In the interests of amenity having regard to Policy AH7 of the Adur District Local Plan

Case Officer Peter Barnett Date 1 February 2011