Development Management – Delegated Officer Report

Application Number: AWDM/0844/23 Recommendation: APPROVE

Site: Land East of Lancing Business Park, Chartwell Road and Opposite Cedar Close, Elm Grove, Lancing, West Sussex

Proposal: Rebuild 60 metre long section of wall to match existing height (1.8m)

Date of Site Visit: visited when considering previous application.

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is an existing length of brick wall which is structurally unsound and in need of repair enclosing the Business Park from the surrounding residential area and road networks. A previous application was withdrawn following officer's advice that it could not be supported. AWDM/0230/23 sought consent to lower the height of the section of wall that was unsound to 1.15 metres from 1.8 metres in height. It was advised that the wall forms an important security and noise barrier between the business and residential land use. It encourages safe use of crossings and access to and from the site. The lowering of the wall would encourage access across this land which could be unsafe. It was advised that the wall should be repaired and retained at 1.8 metres high as existing.

The current application seeks consent for a like for like replacement of the wall with a matching 1.8 metre high wall in this damaged section.

Consultations:

West Sussex County Council: The Highways Authority: - 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 111) and that there are no transport grounds to resist the proposal.

Lancing Parish Council: - No objection

Representations: - None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
National Planning Policy Framework (July 2021)

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area and highway safety.

Visual and Residential Amenity

The proposal will result in the wall being reconstructed in materials and appearance to match existing therefore there will be no adverse impact in terms of visual or residential amenity. Improvements will be made to the existing unstable wall.

Highway Safety

The boundary wall will be repaired to provide a secure boundary, to maintain proper, safe use of the adjacent road networks for pedestrians. There will be no highway safety issues as a result of the proposed development.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing in height, finish and appearance.

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Hannah Barker Date: 14th August 2023

Authorised by: Gary Peck Date: 15 August 2023