Development Management - Delegated Officer Report – Site Notes

Application: AWDM/1201/16 **Recommendation – Approve**

Site: **78 Stoney Lane**
Shoreham-By-Sea

Proposal: **Wooden open palisade fencing 0.9m high to east and north boundary**

Date of site visit: 25.08.16

Neighbours checked: Yes

Additional neighbour notifications: No

Proposal, Site and Surroundings

The site is a corner plot on the corner of Stoney Lane and Chiltern Close facing the grounds of Shoreham Academy. The area is predominantly open plan to the north of Chiltern Close with planting only on the frontages. Further to the south there is some fencing to the front. A condition restricted the erection of any boundary treatment in front of the dwellings in this part of Stoney Lane and the whole of Chiltern Close.

It is proposed to erect a 0.9m high picket style fence around all the boundaries of the site still allowing vehicular access to the driveway.

Relevant site history

None

Consultations

WSCC Highways: No objection and no conditions required

Representations

None

Relevant Government Legislation and Guidance

National Planning Policy Framework
Saved Adur Local Plan Policies: AG1, AH7

Planning Assessment

The applicant wishes to enclose the property to provide more security. As the site is on the corner and not within a continuous stretch of open plan frontages, and the proposed fence is only 0.9m high, it is considered acceptable in terms of its appearance within the streetscene. There are no

highway safety issues and it would not have a significant effect on the visual amenity of the area (discussed with GP).

Recommendation

APPROVE:

Conditions:

1. **Drawings**
2. **Standard time limit**

Case Officer: Sarah Crease Date: 23rd September 2016

Authorised by: Gary Peck Date: 23 September 2016