# Development Control – Delegated Officer Report

Application expiry: 01.01.07

**Application Number: ADC/0417/06 Recommendation - Refuse**

**Site: 1 Peveril Close Sompting Lancing West Sussex**

**Proposal: Retention of 1.8m high chain-link fence fronting Loose Lane (and 1.8m high timber fence adjacent to highway)**

## The Application

The application property is an end of terrace house on the north side of Peveril Close, which is sited so it fronts Loose Lane.
The proposal is for the retention of a 1.8m high chain link fence fronting Loose Lane and 1.8m high timber fence adjacent to the highway.

## Consultations and Representations

**Third Parties**
There has been no third party neighbour representations on this application.

**Consultations/Comments**
Sompting Parish Council strongly objects to the development which is out of keeping with its surroundings.

West Sussex County Council Highways have no objection to the application, and state that due to the fence having already been erected and the limited amount of manoeuvres that pedestrian visibility splays would not be required.

## Relevant Planning Policies and Guidance

Adur district Local Plan: AG1, AH7, AT12.
West Sussex Structure Plan: DEV1, DEV4-5.

## Planning Assessment

The relevant planning concerns are the effect that the fencing has on the visual amenities of the locality and its effect on highway safety.

Policy DEV1 requires high quality development taking into account the need to have regard to local context including the site characteristics, streetscape and use of materials and styles. Policy AH7, relating to householder applications, requires design and materials that are sympathetic to the original dwelling and the area in general. Policy AT12 requires safe and adequate access to the main road network.

The application property has as an original chain link fence fronting Loose Lane 1.0m high, the same as others in the area. The proposal relates to a 1.8m high fence of similar construction added and bound to the rear of the

original fence, and a close boarded fence separating the dwelling's driveway from the garden, also 1.8m in height.

Although the design and materials of the chain link fencing are in keeping with those of the surrounding locality, and due to its permeability views are not interrupted, it is still considered that the chain link section, due to its 1.8m height, forms an obtrusive feature which is harmful to the character of the area.

The timber close boarded section of fence is of a similar design to the boundary of the adjacent property (No.1 Peveril Drive) however due to it's proximity to the highway it is considered that this contributes to the obtrusive nature of the fencing and detracts from the open and spacious appearance of the streetscene.

It was suggested in a letter dated 4th November 2006 to the applicant that the fence be set back from the highway by 4.0m or reduced in height to 1.0m (within 2.0m of the highway). The applicant has stated that they are reluctant to do this because the 1.8m height is required to prevent youths from jumping over the fence and from throwing objects into the garden.

The timber fence would have an adverse effect on pedestrian safety to the north and pedestrian visibility splays would usually be required however the WSCC Transport Officer has stated that due to the fence already being erected and the minimal amount of manoeuvres from the driveway that they would not be necessary in this case.

## Recommendation

REFUSE on the grounds that:-

B5AR – amended.

The fencing forms an obtrusive and incongruous feature that is harmful to the character of the area and detrimental to the environment, thereby conflicting with the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH7)

Case Officer: [redacted]
Date: 20.12.06 [redacted] 20/12