Expiry Date - 15/04/2024

# Development Control – Delegated Officer Report

**Application Number: AWDM/0231/24 Recommendation – APPROVE**

**Site: Wenban Smith Ltd Dominion Way Worthing West Sussex**

**Proposal: 2.4m high galvanised metal palisade fencing to part of North, West and South boundaries**

**Date of Site Visit: 27/06/2024**

**Neighbours Checked:** Y

**Additional neighbour notification:** N

**Site and Surroundings:**

The site is located on Dominion Way within the Hazelwood Trading Estate which is a large industrial estate to the east of Worthing. As such the surrounding uses are industrial.

The existing use of the site is as a timber yard and some offices for such.

The site is located within East Worthing Industrial Estate and Broadwater Business Park which is a designated key industrial estate.

**Proposal:**

The application seeks to install 2.4m high galvanised metal fencing to the north, south and western boundaries. The fencing will host gates to the road frontage. The fencing will be palisade style with matching gates. The double gates will be located on the Northern and Southern ends of the frontage where the current access to the site is located.

**Planning History:** None

**Consultations:**

Environmental Health: No comment

Environmental Health Private Sector Housing**:** No comment

WSCC Highways:

This application seeks the installation of 2.4m high palisade fencing along the north, west and south boundaries, and installation of access gates. The site is located on Dominion Way, an unclassified road subject to a speed restriction of 30 mph.

From inspection of the plans, the proposed fencing/gates will be located along the site boundaries and will not encroach into the maintained highway boundary. The proposed boundary fence is not anticipated to obstruct vehicular/pedestrian visibility for users of the existing access points nor footway or carriageway users.

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 115), and that there are no transport grounds to resist the proposal.

**Representations:**

None received

**Relevant Planning Policies:**

Worthing Local Plan policies (WBC 2023): SP1, DM5,
National Planning Policy Framework (2023)
National Planning Practice Guidance

**Planning Assessment:**

The main issue in the determination of the application is the effect upon the visual character of the area.

The area as previously described is industrial with large units located throughout the wider Hazelwood Estate. Other buildings within the Industrial Estate have similar fencing, the site has some existing fencing with barbed wire to the top. The introduction of the palisade fences will fit within the area, furthermore modern fencing on the site will fit in with the wider uses and provide security for the proposed unit.

The gates to the north and south of the western fencing boundary will provide access for the unit and allow for the site to securely be locked. With the vehicles moving around the site, it will also ensure the safety of the public entering the site.

It is appreciated that the fencing will be tall at 2.4m however, there is not considered to be any issues through the implementation of fencing at this height and it is required in order to provide a secure fence to the property.

The fencing style will allow for views through the boundary and not provide a full dense appearance that would be out of character with the industrial estate.

There are no nearby residents who would be affected by the proposal.

**Recommendation**

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**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 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.

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

Case Officer: Finlay Gardner Date: 23/07/2024

Authorised by: Louise Prew Date: 23/07/2024