Development Management - Delegated Officer Report

Application Number: AWDM/0268/18 Recommendation – Approve

Site: 76 Stoney Lane, Shoreham-By-Sea

Proposal: 1.8m high close board fence to west and south boundary (retaining planting adjacent to pavement) and partitioning of south and east gardens with 1.8m fence and gate; 1 metre high picket fence to part south and east boundary. Vehicular access to east (front) with hard standing.

Date of site visit: 8 March 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is an end of terrace house on the corner of Stoney Lane and Chiltern Close. It has a pleasant open garden to the side with ornamental planting to the boundary adjacent to the pavement. The properties in Stoney Lane have some boundary fences, including No.78 on the opposite side of the junction to the south, but the terrace containing No.76 has no fences to the front. Chiltern Close has an open plan character with generally only hedges and planting on the boundaries. Shoreham Academy is opposite the site and has green mesh fencing along its boundary.

As amended, the application proposes to enclose the side garden with a 1.8m high closeboard fence, set slightly off the southern boundary to enable the existing planting to be retained. 1.8m high fencing is also proposed along the western boundary and to the east, in line with the front of the house. The proposal seeks to enlarge the garden area for the property and to make it secure. The house currently has only a small rear garden to the west.

It is also proposed to enclose the south east corner of the garden at the front with 1m high picket fencing. A dropped kerb is to be provided at the front and a vehicular hardstanding formed in the front garden.

Relevant site history

AWDM/1201/16 - Wooden open palisade fencing 0.9m high to east and north boundary - approved

Consultations

West Sussex County Council: The **Highway** Officer has no objection subject to conditions. The proposal is for a VCO serving 76 Stoney Lane; the VCO would serve a single vehicle and allow the residents of this property to accommodate for a vehicle off of the highway. Stoney Lane is within close proximity to the Shoreham Academy and thus it is anticipated that during peak

network pick up and drop off times this road is subject to higher frequency of vehicular movements.

This proposal provides a benefit in that it removes a vehicle from the highway in a location where the existing on street parking practise does narrow the highway in this location.

The hardstanding is required to measure a minimum of 2.4m x 4.8m from the back of the footway in order to allow an average sized vehicle to use the facility without overhanging onto the footway. A more detailed plan is to be provided prior to commencement outlining that the hardstanding meets these requirements. The driveway is to be constructed from a bound material to prevent overspill being dragged into the highway.

Pedestrian visibility splays have been provided and should be maintained to be kept clear of any obstructions exceeding 0.6m in height. This allows an improved pedestrian visibility along Stoney Lane and allows pedestrians to anticipate a manoeuvring vehicle.

A turn on site has not been provided however other accesses in this location operate on a similar arrangement and have done so with no known highways safety concerns.

The dropped kerb will require implementation under a Minor Works License; the applicant is advised to contact the area officer in order to obtain this. The Local Highways Authority has contacted the Area Engineer regarding the suitability of this proposal and additional comments are to follow upon receipt of this.

The proposed fencing does not appear to hinder visibility at the nearby junction and sufficient visibility is achievable emerging from the proposed access based upon the visibility splays provided and the presence of the wide verge and footway at this point.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

As originally submitted the proposed fence was proposed to run hard up against the pavement edge, removing the existing decorative vegetation on the boundary. This was considered to have an adverse impact on the open character of the street scene on this prominent corner plot and amended plans were requested to reduce the extent of the enclosure to allow more open space to be retained. The applicant considered this to be too restrictive, however, and a compromise solution was reached whereby the planting is to be retained with the new fence positioned on the inside of it, approximately 1.5m from the pavement edge.

While the fence will have an impact on the existing character of the property and the street scene, it is considered that the compromise is acceptable as the retention of the vegetation will help to soften views of the fence as one approaches from the south.

The lower picket fence around the south east corner of the garden will necessitate the removal of the shrubs in that area but the fence will not be unduly intrusive and will be similar in style and height to that at No.78.

The proposed crossover and hardstanding are also not considered to be out of character as there are several examples of hardsurfaces nearby, including at Nos.66 and 78.

Residential amenity

The proposals will not harm residential amenity to any significant extent.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Existing planting to be retained
4. Car parking to be provided in accordance with the approved plans
5. Pedestrian visibility splays to be provided and maintained
6. Permeable construction for hard surface

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Highway Licence

Case Officer: Peter Barnett Date: 23 April 2018

Authorised by: Gary Peck Date: 23 April 2018