Development Management - Delegated Officer Report – Site Notes

Application: AWDM/1296/16 Recommendation – Approve

Site: 121 Brighton Road, Lancing

Proposal: Retention of new fencing and childrens' play area in the front garden (retrospective).

Date of site visit: 08.08.16

Neighbours checked: Yes

Additional neighbour notifications: No

Proposal, Site and Surroundings

121 Brighton Road is a detached dwelling set well back from the main road (A259) on elevated ground, immediately opposite Lancing Beach Green. The gardens to the front of these properties are large, with much smaller plots to the rear. Between the back edge of the pavement and the front boundary of the property is a strip of land in the ownership of WSCC which the property owners have been given permission to use for car parking.

Planning permission is sought, retrospectively, for the retention of a child's play structure in the front garden, together with a boundary fence. The changing ground levels of the site make height measurements complicated however the applicant has made good attempt at describing these on the submitted plans. The fence is in the region of 2.2 metres in height.

Relevant site history

None

Consultations

WSCC Highways: From an inspection of the plans, local mapping and photographs provided the new fencing/ gate bordering the site is approximately 2.15 m high. However, it does not abut directly on to the public footway and therefore it is unlikely that pedestrians would come in conflict of a car exiting the site. No highway safety concerns.

Southern Water: No objection.

Representations

Lancing Parish Council: Objection – the design and appearance of the fence was not in keeping with neighbouring properties and contravenes Adur Local Plan Policies AH7 and AB27.

Relevant Government Legislation and Guidance

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

Planning Assessment

Principle
The upgrading of residential accommodation is acceptable in principle

Residential Amenity
No objection has been raised by any residents in the near vicinity of the site. This area could be used lawfully for child's play irrespective of the provision of the structure the subject of this application and is removed from the dwellings by the length of the gardens. The proposal is not considered to create any detriment to the amenities of the occupiers of neighbouring properties.

Visual Amenity
The principle consideration is the appearance of the structures in the street scene and this forms the basis for the one objection received. A fence of up to 2 metres in height could be erected in this location as permitted development. With this fall-back position in mind it is not considered that the additional 15 – 20 cm is material. The applicant has shown that the wood will weather significantly, improving its appearance. They have also offered a landscaping scheme to further soften and provide cover to the fence. On this basis the resulting appearance of the fence is considered to be acceptable.

The play structure is, substantially, screened (indeed secured) by the fence. Given the consideration above relating to the fence the resulting appearance of the play structure is insignificant and does not warrant refusal of the application on its own.

Recommendation

APPROVE:

Conditions:

1. **Drawings**
2. **Landscaping to be provided per plan within 3 months**

Case Officer: Claire Pink Date: 26th October 2016

Authorised by: Jo Morin Date: 26.10.2016