Development Management – Delegated Officer Report

Application Number: AWDM/1319/22 Recommendation: APPROVE

Site: 330 Upper Shoreham Road, West Sussex

Proposal: Proposed 1.8 metre high fence and gates to north, west and south boundary.

Date of Site Visit: 22nd September 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey detached property fronting onto Upper Shoreham Road with The Drive running to the side of the site. There is a low level wall to the property frontage as existing with a hedge above. To the side of the property is a 1.5 metre closeboard fence adjacent to The Drive. There are three large trees along the property frontage. Consent was recently granted for works to one of the trees which is subject to a TPO as the trees have resulted in limited light to the property frontage and the existing hedge behind the low level brick wall does not receive light and has died.

Consent was originally sought to retain the front wall and to erect fencing to a maximum height of 2.1 metres around the property frontage and to the side of the rear garden. Anthracite grey composite fencing was proposed. Officer's considered that the fencing at this height was overly prominent and that sufficient privacy could be retained with 1.8 metres. Amended plans have been received and are for consideration here.

Consultations

West Sussex County Council: The Highways Authority

The applicant proposes to erect a timber fence on top of an existing boundary wall, bringing the total height up to 2.1m. The proposed fence will be situated in lieu of existing trees/vegetation – as such, the proposed fence line is not anticipated to result in an adverse impact on vehicular visibility for those using the junction between The Drive and Upper Shoreham Road. Local mapping indicates that suitable vehicular visibility splays are achievable in both directions at the junction between The Drive and Upper Shoreham Road, in accordance with Manual for

Streets (MfS) guidance. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing road junction is operating unsafely or that the proposal would exacerbate an existing safety concern. In conclusion, 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 111), and that there are no transport grounds to resist the proposal.

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed fencing will be clearly visible within the street scene due to this being a prominent corner plot. It will replace existing dilapidated fencing and hedging. On balance the fencing as reduced to 1.8 metres in height can be supported as within the vicinity of the site there are other examples of fencing on property frontages. Whilst there is also a low level wall and hedging similar to existing in this case the hedging could not grow successfully and in the light of the existing street scene the proposal for the fencing could not be resisted. At 1.8 metres this gives sufficient privacy whilst not being overly dominant and overbearing within the street scene. The anthracite grey proposed is the preference of the applicant and again due to the variation here within the locality it will not be adversely out of keeping.

Residential amenity

The fencing will be clearly visible to occupiers of neighbouring properties however there will be no adverse impact in terms of loss of light, privacy or outlook.

The highways authority have confirmed that they have no objection as there are no highway safety issues.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 17th October 2022

Authorised by: Peter Barnett Date: 17 October 2022