Development Management – Delegated Officer Report

Application Number: AWDM/1746/15 Recommendation – APPROVE

Site: 117 St Giles Close, Shoreham-By-Sea, west Sussex

Proposal: Erection of section of higher fence on part of eastern boundary of rear garden to a height of 2.45m.

Date of site visit: 21.07.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a two storey semi detached dwelling within a cul de sac of similar properties. The house is set back from the highway with footpath access. As existing there is a front porch and loft conversion with rear dormer. A single storey rear extension was the subject of AWDM/0299/12, permitted in March 2012.

Since the rear extension at the application site has been completed an application for permitted development for prior approval for a larger household extension has been submitted and approved at no. 115, the attached dwelling to the east. A single storey extension 5.96metres in depth was the subject of this application. Work has not yet commenced for this extension.

The current application seeks permission for a new section of boundary fence 2.75 metres long and 2.45 metres high. When the adjacent extension at no. 115 is built it will extend along the side boundary with no 117. At no. 117 there is already a rear extension adjacent to the boundary, this will screen part of the extension at no. 115, the proposed fence is intended to screen the remainder of the depth of the extension from the rear of the application site. The remainder of the boundary fence will remain at the normal 1.8 metre height.

Permission is required due to the height of the proposed fence exceeding 2 metres in height.

Consultations:

None

Representations:

None

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves the erection of a fence within a residential garden. The main issues for consideration here are the impact of the proposed fence upon the residential amenities of the occupiers of the adjacent dwellings and the impact upon the character and appearance of the surrounding built environment.

Visual amenity

It is considered in this case that as the proposed fence is to the rear of the property and is not visible within the street scene it will not significantly impact upon the character and appearance of the locality. The fencing is limited to 2.75 metres in width. The remainder of the fence will remain the dominant boundary feature at the ‘normal’ height of 1.8 metres. The proposed fencing will be adjacent to the extension, once built and will be for screening purposes only. The granting of this consent does not set a precedent for further boundary treatment at increased heights in this or other localities, although all cases are judged on their own merits.

Residential amenity

The attached dwelling at no. 115 shares the side boundary with the application site at no. 117. The applicant proposes to erect the fence to screen the proposed extension at no. 115. Should consent be granted there would be no way of formally controlling that the erection of the fence is to coincide with the building of the adjacent extension. Yet the applicant’s agent has advised that the intension is to do such and an informative has been attached. However consideration has been given to the impact of the fence should it be installed prior to the extension at no. 115. On balance, bearing in mind the relatively short length of the proposed fencing and the orientation of the rear gardens of these properties to the south, it is considered the impact upon the residential amenities of the occupiers of no. 115 would not be unduly oppressive or overbearing.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Location Plan - received 3rd Dec 2015
Block Plan scale 1:200 - received 3rd Dec 2015
Drawing no. 2, Sheet no. 1 - received 3rd Dec 2015

Reason: *For the avoidance of doubt and in the interests of proper planning.*

Informative

1. Proactive Statement – No Amendments
2. The applicant is advised that the fence hereby permitted should not be erected until the extension at no. 115 St Giles Close permitted under AWDM/0744/15 has been completed.

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

Case Officer: Hannah Barker Date: 25th January 2016

Authorised by: Jo Morin Date: 26.01.2016