Development Management - Delegated Officer Report

Application Number: AWDM/0870/20 Recommendation – APPROVE

Site: 79 Middle Road, Shoreham-By-Sea, West Sussex

Proposal: Proposed 1.8 m high fence to enclose area to side of dwelling house on eastern side.

Date of site visit: 22nd June 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a corner plot which fronts Middle Road to the south with Hammy Lane running to the east. The building is prominent, clearly visible within the street scene. There is an existing a 1.2 metre close boarded fence to the front (south) side and side to the east. Consent was originally sought to increase the height of the fence to 1.8 metres along part of the eastern boundary (adjacent to the house) and to add new 1.8 metre fencing across from the corner of the house to the boundary at a diagonal. It was considered by officers that this could not be supported due to its prominent appearance within the street scene being detrimental to the character of the existing built environment. Amended plans have been received which show the fence along the eastern boundary at 1.8 metres as originally shown however the diagonal fence has been moved parallel with the house to form an enclosed space to the side of the house.

Consultations

West Sussex County Council: The **Highways Authority**

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 109), 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 (February 2019)

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

The site is enclosed along the side and front by a 1.2 metre high fence, the corner is wide and open and the low level fencing allows for visibility and an open ambience to the area. The area is generally characterised by low level dwarf walls and fencing with some higher level vegetation and fencing enclosing front gardens and along boundaries. However, there are some examples of higher fences visible within the street scene including directly opposite the site to the east where there is a fence fence above a dwarf wall to a similar height as that now proposed. To the north along Hammy Lane, on the corner of Williams Road there is a 1.8 metre fence.

On balance therefore it is considered that the proposed 1.8 metre fencing is acceptable in this case. It is away from the corner of the site which is the most prominent boundary and which is to remain lower level and open onto the street. This higher level section will be to the side and set back into Hammy Lane, away from Middle Road therefore less prominent and follows on from the adjacent higher fence at the adjacent house. It is also directly opposite similar development. The enclosed area can then be used for amenity space for the occupiers without being to the detriment of the street scene.

Residential amenity

The changes to the fencing will be visible from properties adjacent to the site particularly the dwelling to the east. However the changes are contained adjacent to the side of the dwelling house and as a continuation of the hedging to the north which is of a similar height. The fencing will not result in any loss of light or overbearing impact to the occupiers of neighbouring properties.

Highway Safety

The proposed fencing and increased height will not result in any impact upon highway safety. Due to its position visibility will not be affected.

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: 20th July 2020

Authorised by: Peter Barnett Date: 20 July 2020