

70 Hayling Rise - Planning Statement

This retrospective planning application is on behalf of the owners of No. 70 Hayling Rise, BN13 3AQ.

Historically, the property was screened from No. 11 Firsdawn by long-established boundary planting, around a wire fence, along the north boundary (image ref: 04a). The local topography places the properties to the north at a higher level, with the previous boundary planting reaching a height of approximately 2805mm above ground level from the applicant's garden. Image 04b references the difference in ground levels, albeit indicatively, where resting pallets and metal fence stakes were set.

The boundary treatment was the responsibility of the previous owners of No. 11 Firsdawn but, due to its ongoing state of disrepair over a prolonged period of time, the applicant erected a standard fence, at their own cost, to reinstate some form of privacy between the two properties (image ref: 04d). A trellis topper was added at a later date and can be seen in application ref: AWDM/1302/25, Supporting Statement, page 1.

Due to the erection of the log cabin towards the south boundary of No. 11 Firsdawn, subsequently approved following a retrospective application (AWDM/1302/25), the applicant added further boundary treatment in order to retain privacy to both their garden and dwelling. This timber structure increases the height of the fence line to 2805mm (fence panels @ 1825mm) to align with the established boundary planting of the same height.

Whilst respecting the Planning Officer's justification for approving application AWDM/1302/25, the owners of No. 70 Hayling Rise consider that the development results in a significant adverse impact upon the residential amenity of No. 70 and No. 72. It is particularly harmful due to the proximity of the development to the boundary line and the direct line of sight afforded from the new building into the neighbouring private rear gardens and dwellings.

Referring again to application AWDM/1302/25 and the Supporting Statement, image 1 on page 4 shows the view from the south-facing cabin window towards No. 72 Hayling Rise, and a clear view into the garden and dwelling. Given the associated fenestration alignments, see page 5, whilst the views in images 4 and 5 are from inside the cabin structure, it is reasonable to conclude that the view from the door threshold towards No. 70 is directly comparable to that from the south-facing window.

The applicant would also be reassured by confirmation that Condition 02 of the approval notice has been satisfied in relation to DM5 of the Worthing Local Plan.

In further mitigation for the boundary structure, whilst the applicant has no desire to challenge the rationale behind the approval of AWDM/1302/25, they note the following reference from DM5:

Social Policies -

*(a) All new development (including extensions, residential annexes, alterations, ancillary development, change of use and intensification) should:*

*(viii) not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook, an unacceptable increase in noise giving rise in significant adverse impacts, or vehicular movements resulting in severe cumulative impacts on the road network, or loss of important open space of public value (unless it satisfies any of the exceptions set out under Policy DM7 – Open Space, Recreation and Leisure).*

The applicant considers that, without the additional boundary structure referenced, which is in line with the previous and partly remaining established boundary planting, the loss of privacy is unacceptable. The images referenced within application AWDM/1302/25 clearly demonstrate this relationship.

The structure will weather, the new planting to both the north and south sides will establish, and the applicant will again feel comfortable that the use of their garden and home is no longer compromised by being overlooked unnecessarily.