Expiry Date - 11/07/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0705/23 **Recommendation – APPROVE**

Site: **1 Rectory Gardens Worthing West Sussex BN14 7TE**

Proposal: **Proposed replacement of front boundary fence and wall**

Date of site visit: 21/06/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on a corner plot at the junction of Broadwater Road and Rectory Gardens in a mixed use area of residential and commercial uses. The property is to the south of the Broadwater District Centre. The Broadwater Conservation Area lies further to the east of the site. The property comprises of a semi-detached, two-storey house with brick elevations, a tile hung bay and hipped roof. The building is set back from the road behind a high closeboard fence and low wall with planting. The main garden for the property is to the front and south side of the building with a smaller garden to the rear. There is vehicular access from Broadwater Road to the east.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for replacement of the front boundary fence and wall.

The front boundary extends from the south-east corner of the site to the north following the curve of the pavement. The existing dark stained closeboard fencing of 2m high and low brick planters would be removed. The new boundary would consist of a brick wall of 1.15m high with brick piers of 1.9m high and close board timber panels above the wall to 1.8m high. The brick piers would be finished with stone capping. The pedestrian gate would be replaced in the same position and the existing vehicular gates would be widened from 2.4m to 3.6m and new light grey timber effect UPVC gates installed. The existing crossover would not be altered and would remain as existing.

A new hardstanding would be built within the site, constructed of permeable materials.

Relevant Planning History:

None relevant

Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The site is in a prominent location at the corner of a junction with the busy A24 and the front boundary is clearly visible from the road. The front boundary currently consists of a high timber fence which is in a deteriorating state with rotten panels and missing planks. The existing fence is set in from the pavement at points forming a chevron pattern with planting in front. The hedging that was previously behind the fence has been removed.

The proposed replacement wall and fence would remove the chevron form and planting to the front with the new boundary following the site boundary. The wall, fence and gates have been designed to match the boundary to the front of the neighbouring property at No.119 Broadwater Road. Whilst no planning permission has been granted for the neighbours boundary (installed between October 2020 and May 2022) it does demonstrate what the finished boundary will look like as the proposal has been designed to match this in height, materials and design. There are further examples of high boundary walls fronting the road further to the south of the site.

The height of the boundary will be slightly lower than the existing fence and whilst the planting to the front will be lost, the length is broken up at regular intervals by the brick piers. The detailing including the soldier course to the top of the wall and stone capping to the piers would present a high-quality finish. Timber would have been preferable instead of UPVC for the proposed gates however, this material has been used at the adjoining property and the timber effect detailing and curved top is considered to enhance the design.

In a different location a solid boundary of this length and height may not have been acceptable at a corner plot, however, given the higher fence it is replacing and its deteriorating state, the same boundary treatment used at the adjacent property and the very busy nature of the adjacent road, the proposal is not considered to cause any significant harm to the character of the area. Approval of this application should not be taken as setting a precedent for similar development at corner plots in the area which traditionally have lower walls/fences and a more open appearance than at the application site.

The proposal would enhance the current appearance of the site by removing the broken and rotting fence that currently forms the boundary. The new boundary wall and fence would not appear out of keeping in the wider area or appear overly dominant or intrusive in the street scene.

There would be no significant adverse impact on the visual amenities of the locality as a result of this proposal.

Residential Amenity

The installation of a new boundary wall and fence would not have any detrimental impact on the residential amenities of adjacent occupiers.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials, design and detailing as per approved plans

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Amanda Haslett Date: 03/07/23

Authorised by: Jo Morin Date: 04.07.2023