Development Control – Delegated Officer Report

Application Number: AWDM/1826/19 Recommendation – APPROVE

Site: 29 Garden Close, Shoreham-by-Sea, BN43 6BR

Proposal: Extension and realignment of garden wall.

Date of site visit: 06.12.2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to one of four properties positioned in an 'island' within the centre of Garden Close. The boundary wall surrounding no. 29 at the front is constructed of a low brick rendered wall and 1970's open block bricks above to a height of some 1.8m.

Other properties on the 'island' have similar boundary walls to the application site. No. 30 has a section of some 9m in length abutting the pavement along the north side of their garden and some 4m abutting the pavement on the south side of their garden.

The application seeks permission to alter a stretch of the existing wall to run along the side of the existing plinth wall surrounding the drive/parking on the site. The wall will also extend along the pavement frontage for a further approx. 7m (making approx. 11m in total abutting the pavement).

The total height of the boundary wall is shown to be 1.86m

Planning History: None

Consultations: WSCC Highways

The proposed wall will be at a height of approximately 1.86m and does not encroach onto publicly maintained highway. The proposal does not appear to obstruct any visibility splays or cause any visibility issues along Garden Close.

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 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

Principle

There is no objection to the proposed development for an extension and realignment of the boundary wall.

The relevant issues are the effects on the amenities of neighbouring residential properties and the effect on the character and appearance of the dwelling and its surroundings.

Visual Amenity

The street scene is already characterised by existing boundary walls within the centre 'island' of dwellings within Garden Close. These walls are open blocks positioned on a solid plinth and with a combined total height of some 1.8m. Some of these walls already directly abut the pavement, and the proposed extension and realignment of the boundary wall directly abutting the pavement will not be out of keeping with the character and appearance of the central 'island' section.

Residential Amenity

The realignment and extension of the boundary wall will not affect the neighbouring property no. 28.

The properties opposite will see the new wall, but because of the distance separating the properties, some 15m, it is not considered to result in unacceptable harm to those properties.

Recommendation

APPROVE subject to the following conditions.

1. Approved plans
2. Standard time limit

Informative
1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 27.12.2019

Authorised by: Peter Barnett Date: 31 December 2019