Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0494/12

Site: **20 Slonk Hill Road Shoreham**

Proposal: **Retrospective application for 'enclosure/landscaping' to front garden**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a terraced landscaped front garden that incorporates low height timber fencing.

The application property is raised from the road. It is a detached modern bungalow with solar panels to its front roof slope. It is situated on a long road in which the vast majority of other properties along its stretch are bungalows of similar style and design.

Some of the gardens of these properties have been terraced with various forms of hard boundary treatment.

The application arises following an enforcement complaint. It is accompanied by letters of support from 2 residents of Slonk Hill Road.

Relevant Planning History

SU/97/70: Condition 6 removes 'permitted development' entitlements for walls, fences, gates or other means of enclosure in front of the building line unless permission is granted by the LPA in an application in that behalf.

Consultations: None

Representations: None

Relevant Planning Policies and Guidance

South East Plan (GOSE 2009): BE1, CC1, CC6
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'

Planning Assessment

Principle

When the original estate was granted planning approval (SU/97/70 refers) the freedom to put up hard boundary treatment forward of the buildings was removed by a condition.

This does not mean a 'blanket ban' on hard boundary treatments if the treatment is sympathetic in its design.

Visual amenity

The terraced landscaping is well crafted and of high quality sympathetic materials. It retains an open aspect that is the defining character of the street.

The intended open plan format of the estate is therefore preserved.

Amenity – effect on existing dwellings

The physical works are removed from the private rooms of any immediate neighbours.

Recommendation

APPROVE for the reason:-

The development has taken place without detriment to the local environment and does not detract from its character or appearance. It has not resulted in any detriment to the amenities of neighbouring properties and consequently does not conflict with and the South East Plan (CC1, CC6, BE1) and 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'

Subject to Conditions:-

1. Approved plans

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 18-05-2012

Authorised and signed by: Jo Morin Date: 21 May 2012