Development Management – Delegated Officer Report

Application Number: AWDM/0338/15 Recommendation – APPROVE

Site: 150 Old Fort Road, Shoreham-By-Sea, West Sussex

Proposal: White picket fence on top of existing brick wall with increased height of brick piers to an overall height of 1.5 metres.

Date of site visit: 1/6/15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the southern side of Old Fort Road on Shoreham Beach. It is on the far eastern end of Old Fort Road within a cul de sac comprising of mainly two storey detached dwellings of an original uniform style with some alterations and remodelling that has taken place over time. To the far end of the cul de sac the dwellings vary in style with a chalet bungalow and bungalow and two unique styled contemporary dwellings of flat roof design. Along with the various dwelling styles there are also varying property frontages and boundary treatment. The dwellings on the southern side have much deeper frontages with large driveways than those on the northern side. Some have dwarf brick walls of varying design and materials some with the addition of trellis, railings or vegetation above. Further into the cul de sac higher walls are present and wooden gates enclosing frontages.

The proposal seeks planning permission the erection of a white picket fence above the existing dwarf wall to the front of no 150. As existing there is white trellis which is to be removed. It is also proposed that the brick piers to the front of the site making up the dwarf wall are to be increased in height.

The application has been amended from that which was originally submitted. The original plans showed a uPVC white picket fence to be erected above the existing dwarf wall with the piers to be increased in height giving an overall height of 1.64 metres. The revised plans were submitted following discussions with planning officers regarding concerns over the uPVC material being used in this location. It was considered to be an alien material which would be out of keeping in this built environment and would set a precedent for similar development. There was also concern that the overall height of the boundary treatment should be reduced to 1.5 metres in height maximum.

Representations:

1 email representation has been received from the occupier of 116 Old Fort Road stating that they object to the planning application due to design. The standard height for front walls/fences in the area is 3ft/1metres.

Relevant Planning Policies

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'
National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves alterations to an existing dwelling house.

Visual amenity

The main issue here is the impact of the proposed fencing and increase in height of brick piers on the visual amenity of the locality and street scene. The existing wall and white trellis above is clearly visible within the street scene being adjacent to the pavement forming the main frontage to the property. Consideration must be given to the existing wall and trellis at the site. A formally erected wooden fence painted white will be an improvement on the existing trellis and a more permanent solution in this case. The existing boundary enclosure is higher than the dwarf walls adjacent and directly opposite. However further into the cul de sac there are walls of increased height with some painted white and some natural brick. Also there is an example of a railing above a brick wall. There is no uniform boundary treatment in this locality and it is considered that the proposed fencing and increase in pier height as amended is acceptable. The wooden fencing painted white is of a more rustic appearance unlike the uPVC fencing originally proposed. The existing dwarf wall will remain the same height as existing with only the piers increasing in height. This increase in height will allow the fence to be enclosed giving a more formal, complete appearance than the existing white trellis at the application site.

It should be noted that the plans show the horizontal wooden bars on the fencing to be fronting the highway, it is confirmed by the applicant that this is not the case and these will be on the inside and the vertical fence panels will be the prominent feature when viewed from the street scene.

Residential amenity

The proposed fencing and increase in height of brick piers will not result in any loss of light or overbearing impact to local residents in this case. There will be no adverse impact with regards to residential amenities in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Proposed and existing plans – received 30th June 2015
   Location plan received 28th April 2015

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The horizontal panels shown on the proposed plans (front view) received 30th June 2015 shall be fitted on the inside of the fencing and the vertical fencing panels shall be visible on the property frontage when viewed from the street.

   Reason: *In the interests of visual amenity and to comply with saved policies of the AH7 of the Adur Local Plan.*

Informative

1. Proactive Statement – amendments

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

Case Officer: Hannah Barker Date: 6th July 2015

Authorised by: Jo Morin Date: 06.07.2015