Development Management - Delegated Officer Report – Site Notes

Application: AWDM/1154/16 **Recommendation – Approve**

Site: **6 Saxons**
Shoreham-By-Sea

Proposal: **Replacement and realignment of brick wall up to 2.2m high along part of eastern boundary to increase size of rear garden (retaining grassed verge with new planting area).**

Date of site visit: 25.08.16

Neighbours checked: Yes

Additional neighbour notifications: No

Proposal, Site and Surroundings

Saxons is a 1960s/70s estate of houses and No.6 is on a bend in the road. The rear garden to the south has a boundary wall running north south at the side with a grassed verge on the eastern side adjacent to the footpath. It was originally proposed to increase the garden area by relocating the side boundary wall outwards towards the road obliterating the majority of the verge. Two objections were received.

It was then amended so that more verge was retained and following further objections, amended again so that the return wall to the south was moved further away from No.5 immediately to the south. Neighbours were again consulted.

Relevant site history

None

Consultations

WSCC: No highways objections to amended scheme.

Representations

Two objections were received from Nos.4 and 5 to the south who considered that it affected visibility, visual amenity and it would have been overbearing on the outlook of No.5. No further comments have been received to the latest amended plans where the southern boundary part has been relocated further away from No.5 to the south.

Relevant Government Legislation and Guidance

National Planning Policy Framework (CLG 2012)
Saved Adur Local Plan Policies: AG1, AH7

Planning Assessment

The applicant has twice amended the scheme, firstly to retain more verge and secondly to move the southern part of the wall away from the neighbouring dwelling. As amended it is considered that the effects on residential and visual amenity are now acceptable.

Recommendation

APPROVE:

Conditions:

1. **Drawings**
2. **Standard time limit**
3. **Highways condition**

Case Officer: Sarah Crease Date: 10th January 2017

Authorised by: Gary Peck Date: 10 January 2017