Mr and Mrs Oakley
20 Slonk Hill Road
Shoreham-by-Sea
West Sussex BN43 6HX

Telephone: [redacted]
Mobile:
E-mail: [redacted]

6th April 2012
Planning Services
Adur and Worthing Councils
Portland House
Richmond Road
Worthing
West Sussex
BN11 1LF

Re application to remove planning condition

Dear Sir/madam,

With regards the above application we would wish to make the following submission regarding the application.

When the work on the front garden was initially carried out we were unaware of the original planning constraint ref SU/97/70 and believed all the work to comply with current planning legislation. I would also like to point out that the decked raised wheelchair access ramp was installed in 2005, prior to the new planning regulations applicable to decked areas in 2008.

With regards the enclosure of the front garden, the planning restriction was put in place 42 years ago when the road was first developed to keep an open feel to the road. Since that time, there have been many enclosures built in the front gardens of numerous properties along the road, mainly the north side to deal with the topography of the land and the fact that the slopes of the gardens are so difficult to maintain and utilise. A drive along the road shows a complete range of materials and styles of front gardens and enclosures, with many having enclosures on the front boundary. Having researched this matter there would appear to be at least 7 applications submitted to the council for some form of boundary enclosure or terracing to the garden, since 1971. None of these have been refused. A survey along the road shows there to be in excess of 30 properties that have had enclosures of fences, boundary walls, or terracing of some description.

This figure does not include those have been enclosed by means of planted hedges. Some of these date back many years and some are more recent, that have never had planning permission applied for, but are deemed to have permission due to the lapse of time. I have submitted a number of photos to show both the development at number 20 and some of the other developments in the area

The position of the house in the road is on the brow of the hill and as a result the existing garden was on one of the steepest slopes from the pavement level to the door of the house. As a result the land is on a 1 in 2 gradient. This means that the garden is extremely difficult to maintain and difficult to utilise. Indeed the garden was overhauled in 2006 with new turf being professionally laid, but due to the difficulty in mowing it, the south facing slope, and shallow topsoil to the garden, any attempt to produce an aesthetically acceptable green space was limited in success. It also meant that there was no direct access to the front door from the road, as a natural pathway and the garden itself, although large, could not be utilised in any shape or form.

As a result of this the garden has been redeveloped to produce a range of terraced areas, which can be utilised for planting, and as a recreation area for the family to enjoy. The materials have been chosen to specifically give a softer feel to the garden, which once weathered and covered with established planting, will further reduce the impact, in direct contrast to many of the nearby properties with similar enclosures. The intention of the design is not to enclose the garden, but maintain an open feel to the garden and property, within the bounds of landscaping the levels to the best advantage. The only real enclosure has been the erection of the closeboard fence on the boundary line, which has been limited in height. This fence was erected purely as a means of keeping control on the plants from the neighbouring property that are difficult to control and maintain as they encroach on the garden.

The extension to the width of the parking area, also allows an additional vehicle to park off road, as the number of cars parking on this road in both the evenings and weekends has risen dramatically as the demographic of the population in the road has changed.

I would therefore ask that due consideration is given to the changing of the restriction to allow the development, bearing in mind the above factors and the fact that a long established precedent for the erection of enclosures to the front gardens has been set both by the planning department over the years with the granting of permissions to submitted schemes and by the granting of permission due to the lapse of time for many of the schemes that have not been formally submitted.

Yours Faithfully

[redacted]

Mark Oakley