Expires 25/9/07.

Development Control – Delegated Officer Report

Application Number: ADC/0464/07 **Recommendation – Permit Application**

Site: **32 Beach Road Shoreham-by-Sea West Sussex BN43 5LJ**

Proposal: **Replacement wall and railings on eastern, western and northern boundary, including new vehicular and pedestrian gates**

The Application

The application site is a detached house located on the south side of Beach Road, Shoreham. It is bounded to the east by a similar detached house and to the west by an access track to the beach. The proposal seeks permission to erect a front boundary wall to enclose the garden and driveway. It will consist of a 0.9 metre high wall with railings above between 1.45 metre brick piers and will be located on the north, east and west frontal boundary. The gated section will be set back 1 metre from the roadside and arched to a height of 1.9 metres.

Consultations and Representations

Consultations/Comments

Chief Environmental Health Officer	No Objection.
WSCC- Highways & Transport	No Objection.

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The main planning concern with this proposal is the impact the wall will have on the streetscene.

The applicant's house is sited on the eastern plot of a set of six houses built in the 1960's under SU/151/67/TP. A restrictive condition was applied at the time removing the permitted development right to erect frontal boundary treatments along this section of Beach Road. For this reason the applicant's property and the two immediately west feature no boundary treatments other than low concrete bollards. The other houses in this block have in the intervening years constructed various front walls, the highest of which rises to approximately 1.8 metres. Elsewhere along Beach Road and Old Fort Road there are a multitude of various frontal boundary treatments. It is therefore considered that the above planning condition, designed to ensure an open plan appearance to the street, is now of little relevance.
The proposed wall is to be constructed to a height of 0.9 metres with plain black metal railings above to allow for a visual through to the house. This will lessen the impact and aggressiveness of the boundary on the streetscene. The brick piers will add an element of detail and will rise to a height of 1.45 metres. WSCC Highways are not concerned that the gates are not set back the standard 5 metres from the highway as no lengthy obstruction is likely to occur to the highway when vehicles enter/exit the site.
It is therefore considered that this proposal will allow the applicant's property to be safely enclosed whilst not detracting from the streetscene and not causing highway safety concerns.

Recommendation

APPROVE for reason that :-

1PPii

1. C1Ci: (standard time limit)

Case Officer:.....

Date: 31/8/07.

CJ 4.9.07