

Development Management – Delegated Officer Report

Application Number: AWDM/0825/26

Recommendation: – REFUSE

Site: Celty 54A Henty Road Worthing West Sussex

Proposal: Boundary treatment changes including a new pedestrian gate and an electric sliding gate to the vehicular entrance

Date of Site Visit: various

Neighbours Checked: Y

Additional Neighbours Notified:N

Site and Surroundings

The site comprises a newly constructed detached bungalow on the former garden of 54 Henty Road. The property shares a similar frontage and style to No 54. The site is on the corner of Henty Road and Henty Close. The property has parking to the front and is partly enclosed by approx. 1.2m high fencing partially to the western boundary with approx. 1.8m high fencing to the northern boundary.

Henty Road comprises a mixture of bungalows and two storey houses. At the western end it is predominantly bungalows. Immediately to the west of No 54a is the access to Henty Close a cul de sac of similar bungalows facing into the close. No 56 and its pair No 58 Henty Close have a frontage in line with the side elevation of No 54 Henty Road. Further to the west across Henty Close is a semi-detached bungalow which has a detached garage to its eastern side. The property has mature hedging/trees to the eastern boundary.

Proposal

The current application which has been amended since originally submitted proposes a 1.8m high fence to the south, east and west boundaries of the property. A pedestrian gate is shown on the south-west angled corner. There is a proposed electric sliding gate to the frontage to the vehicle parking area.

Relevant Planning History:

03/01316/FULL - Erection of a two bedroom bungalow on land adjacent to 54 Henty Road

STATUS: Application Refused 18th December 2003.

07/0104/OUT - Outline application for a 3 bedroom bungalow on the rear plot, alterations to existing drive and demolition of existing garage.

STATUS: Conditional Consent 16th March 2007.

AWDM/0567/20 - Construction of two-bedroom single-storey detached dwelling in part of garden west of No. 54, utilising existing parking space, with 1no. new parking space to serve 54 Henty Road.

STATUS: Application Refused 10th June 2020.

AWDM/0568/20 - Application for a Lawful Development Certificate for a Proposed hip to gable roof extension with rear dormer and front roof lights.

STATUS: Application Permitted 26th May 2020.

AWDM/0956/20 - Construction of two-bedroom single-storey detached dwelling in part of garden west of No. 54, utilising existing parking space, with 1no. new parking space to serve 54 Henty Road. (Resubmission of AWDM/0567/20).

STATUS: Application Refused 18th August 2020.

AWDM/1866/22 - Application for Approval of Details Reserved by Condition 9: (Hard & Soft Landscaping), Condition 10 (Boundary Treatment) and Condition 11 (Bike Shed details) of approved application AWDM/0956/20

STATUS: Application Permitted 25th January 2023.

AWDM/1492/23 - Construction of two-bedroom single-storey detached dwelling in part of garden west of No. 54, utilising existing parking space, with 1no. new parking space to serve 54 Henty Road. (Resubmission of AWDM/0567/20). Application to Vary Condition 2 of previously approved on appeal AWDM/0956/20. Amendment: An alteration to enable light tunnels.

STATUS: Application Permitted 3rd January 2024.

AWDM/1342/25 - Application for Certificate of Lawfulness for proposed brick enclosing front wall

STATUS: Application Permitted 5th February 2026.

Consultations

WSCC Highways: No comments received

Neighbour Representations: None received

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2026)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment:

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Policy Context

DP3 paragraph 1 of the NPPF indicates that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings and that development proposals should be refused if, without clear justification, they conflict with paragraph 1 of this policy or with any explicit design standards set out in the development plan (including those in locally specific policies, guides, codes or masterplans). Substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.

Policy DM5 – Quality of the Built Environment, of the Worthing Local Plan requires that; *All new development (including extensions, residential annexes, alterations, ancillary development, change of use and intensification) should:*

- i) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area. This will include consideration of proportion, form, design, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping;*
- ii) enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, tree canopy, impact on street scene and layout of the development;*
- iii) make a positive contribution to the sense of place, local character and distinctiveness of an area;*

The Council's SPG - Extending or altering your home, states that:

If the properties on your street conform to a strict building line, any front extension disrupting this line will probably become obtrusive in the street scene.

The above policies and relevant sections of the Design Guidance, SPG – 'Extending or altering your home' clearly set out the expectations for development and require that development is well designed to reflect the predominant characteristics of the local area and do not adversely affect the appearance of the street scene.

Visual Amenity

The property lies on a prominent corner of Henty Road and Henty Close, there are a mixture of dwelling types and boundary treatment in the area although 54a itself is situated in an enclave of bungalows which tend to have low walls or landscaping to the boundaries.

The application site has a planning history and the current dwelling and associated garden was allowed on appeal in 2021.

The inspector in their report a paragraph 10 indicated

in terms of the impact of the development on the setting of Henty Close, the provision of a near 4 metre wide side garden, which extends the full depth of the site adjacent to Henty Close and a requirement that any fencing or other means of enclosure of this

side garden cannot exceed 1.2 metres in height would provide an open and attractive setting for Henty Close. It would be a marked improvement over the 1.8metre high close boarded fence directly adjacent to the boundary of the site with Henty Close currently in place and I have imposed planning conditions to require these improvements are delivered and maintained.

They indicated in para 11

Furthermore, with a landscaped garden area and low form of enclosure along the full length of the appeal site adjacent to the road, the character and appearance of this part of Henty Close would be improved.

It is accepted that this was in relation to the new dwelling but the fact that the garden was to remain open and a low fence provided had the potential to influence their decision on the acceptability of a small dwelling on this small corner plot.

The current proposal would completely enclose the building with a 1.8m high fence and gates surrounding the property on this prominent corner. The enclosure on a boundaries will create a stark and solid boundary treatment that is out of character with the surrounding street scene. The fence would be extremely prominent in the street scene, due to its height and position at the front of the property and would significantly detract from the character of the area, forming a visually dominant and imposing boundary adjacent to the pavement that represents an alien and intrusive feature in the street scene.

The applicant has provided examples of where fencing has been provided to the boundary to 1.8m. However, it is not clear what the context of these properties is or whether they have planning permission. There will be examples of fencing/walls to 1.8m in height, but each application needs to be assessed on its own merits and in this context a fence and gates is not considered acceptable as set out above.

The applicant has indicated that the fencing is required for privacy and security. Although it is appreciated that this is a corner position with low fencing, advice and suggestions have been provided previously to allow for privacy at the rear of the property, some of which has been carried out.

Residential Amenity

The application proposes a 1.8m high fence on the western boundary of No 54. Although it will be visible to the neighbouring property to the front it is not considered that it would cause detrimental loss of light or prospect so as to refuse the application on this basis.

Recommendation:

REFUSE for the reason: -

The proposed fence and gates due to their height, appearance and position to the front and side of the property, results in a dominant and visually intrusive form of development that is out of keeping with the low front boundary treatments

characteristic of the street scene and that fails to respect the prevailing character of the area or make a positive contribution to the local environment, resulting in a discordant addition to the street scene that severely detracts from the visual amenities of the locality. The proposal is therefore contrary to Policy DM5 of the Worthing Local Plan, Supplementary Planning Guidance 'Extending or altering your home' and the relevant policies of the National Planning Policy Framework

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development

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

Case Officer: Jackie Fox

Date:02.09.26

Authorised by: Jo Morin

Date: 02.09.2026