Development Control – Delegated Officer Report

Application Number: AWDM/0051/14 Recommendation – APPROVE

Site: 12 The Grovelands Lancing West Sussex BN15 8HY

Proposal: Erection of 2.7 m high close-boarded fence on north boundary.

Date of site visit: 28 January 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a 2-storey semi detached post-war house in a small cul-de-sac development of similar houses. The dwellings have rear gardens and the application site house backs onto a vehicle sales/repair yard to the immediate north, served from Cecil Road. The boundary on this perimeter is currently enclosed by a tall dense hedge. The land is flat in topography.

The application seeks permission for a 2.7m high fence to be installed across the entire rear boundary.

Relevant site history: None relevant

Consultations:

Lancing Parish Council: No objections

Representations

None received

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

The determining issues relate to the appearance of the development and its impact on visual amenity and the impact of the development on the amenities of neighbouring occupiers.

Visual amenity

In terms of visual amenity, the development is to be located at the rear of the house and not readily visible in the streetscene from the frontage of the dwelling or from the adjoining property to the north which is not in general public view. Therefore, the visual amenities of the locality will not be harmed. The appearance is furthermore considered appropriate as a garden structure.

Residential amenity

The neighbouring dwelling to the west has a similar form of rear boundary enclosure. The position of the fence is north of the other dwellings in the same cul-de-sac and would thereby avoid any shadowing to neighbouring homes. The fence would be tall but not so tall as to harm outlook.

The fence will be visible from the vehicle yard to the north but as this area is an open and relatively spacious yard used for non-residential purposes principally the parking and manoeuvring of vehicles and no accommodation on this adjoining ownership is likely to be affected, the new fence would be unlikely to result in any material harm to its use or amenities.

Recommendation

APPROVE for the reason:-

The proposed development does not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties having regard to the permitted development fallback position. It consequently does not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the NPPF.

Subject to Conditions:-

1. Time Limit
2. Permission relates to approved plans:
   location plan received 20/1/14 and unnumbered block plan and elevations received 29/1/14.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Lawrence Simmons Date: 27 February 2014

Authorised by: Jo Morin Date: 3 March 2014