DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: 11/0257/FULL 12 Clyde Road

DATE OF SITE VISIT: 24 June 2011

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The site comprises a detached bungalow set within an open planned 1960s estate of similarly designed houses.

PROPOSAL:

Seeks permission for the erection of an approximately 1 metre high fence to the front and side boundaries.

RELEVANT PLANNING HISTORY:

WB/0985/69: Layout of residential estate. Condition 7 removed permitted development rights for the erection of fencing to the front of properties.

RELEVANT PLANNING POLICIES:

Worthing Local Plan policies H16 and H18
Core Strategy policy 16
PPS1: Delivering Sustainable Development

REPRESENTATIONS:

No submissions were received in relation to Council's notification of the proposal.

RELEVANT CONSULTATION RESPONSES:

None relevant.

PLANNING ASSESSMENT:

The proposal seeks permission to erect a fence to the front and side boundary of the property.

The site is located on a planned residential estate dating from the 1960s. The planning permission removed rights to form fences to the front gardens of properties in order to maintain the open nature of the estate. As a consequence the area is distinctly characterised by an open layout which is a feature of the area and contributes significantly to positive local distinctiveness.

This proposal, whilst small, represents an erosion to the established character of the area which if repeated would fundamentally alter the nature of the area to the detriment of its character and appearance. As such the application is recommended for refusal. X There are no obvious compelling reasons justification for overriding this concern.

In other regards the development is not considered to warrant objection and is recommended for approval.

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

RECOMMENDATION:

Refuse planning permission.

REASONS FOR RECOMMENDATION:

The application site is located within an area distinctly characterised by open planned layouts with large uncluttered front gardens and verges. The proposed fence would erode this character and detract from the local environment. Furthermore, if repeated, the introduction of fencing would result in a fundamental change in the character and appearance of the area contrary to Policy 16 of the Worthing Core Strategy and PPS 1

Saved Worthing Local Plan Polices

H16 and H18

Submission Core Strategy

Policy 16

IS RECOMMENDATION CONTRARY TO LETTER(S) OF REPRESENTATION? N

DELEGATED

Case Officer sign.....Date.....1/7/11.....

Authorising Officer sign.....Date.....4.7.11.....

6.7.11