P.C

expiry 12/6/08

Development Control – Delegated Officer Report

Application Number: ADC/0209/08 **Recommendation – Refuse Application**

Site: **136 Old Fort Road Shoreham-by-Sea West Sussex BN43 5HL**

Proposal: **Front wall/railings and gates**

The Application

The site is located within the built up area of Shoreham Beach, a large detached property set back from the highway which is currently being completed following consent being granted under SU/4/06/TP and subsequently SU/57/06/TP for the demolition of the existing dwelling and the erection of a four bedroom house.

There is an eclectic mix of properties either side of the site and opposite, buildings vary in scale, height and design. As with the properties either side of the site, no 136 Old Fort Road has a large front driveway and the main part of the building is set back from the highway by approximately 20 metres. Permission is sought to erect a front wall with inset railings to a maximum of 1.6 metres and also solid wooden gates and rendered pillars to a maximum height of 2 metres. The wall will be erected along the front boundary of the property and the gates will provide vehicular access to the site. The wall is to be rendered with railings above, no details are provided as to the colour and finish of the render, railings or solid wooden gates.

Consultations and Representations

County Transport Planning Services: - Advice is given that there does not appear to be any apparent visibility issue at the point of access onto Old Fort Road. The applicant is advised to lower the height of the wall from 1100 mm to 600mm for the first 3 metres from the proposed gates. The applicant should also ensure that the proposed gates open away from the public highway.

Third Parties: - No third party representations have been received

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extension and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that alterations should be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

It is not considered that the proposed wall and gates to the property frontage will have any adverse impact on the residential amenities of the occupiers of the adjacent properties, the adjacent dwellings are well set back from the front of the site and therefore there will be no adverse impact with regards to loss of light or overbearing impact in this case.

Visual Amenity

The neighbouring properties either side of the site, have low levels, dwarf walls to the front similar to other properties within the vicinity of the site and within Old Fort Road. Most front walls are less than 1 metre in height and have either open vehicular access points or open metal or wooden gates giving an open plan character to the area.

The proposed wall and gates will be higher than other existing examples of walls to the front of properties within this locality and the height combined with the solid design of the gates will create an enclosed frontage which will dominate the street scene and will have an adverse impact on the open plan character of the area.

Highway Safety

The Highways Authority has been consulted on this matter and have advised that the height of the wall should be lowered from 1100mm to 600mm for the first 3 metres from the proposed gates, as existing there is not sufficient visibility from the public highway, it is also a requirement that the gates open away from the public highway.

Recommendation

REFUSE for reason that: -

1. B5AR – Amended – The proposed wall and gates would form an obtrusive and incongruous feature that would be visually out of keeping with the existing built environment, thereby conflicting.....AH7

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Case Officer...[illegible]...Date..23\5\08...

PB 23/5/08