Development Management - Delegated Officer Report

Application Number: AWDM/1707/21 Recommendation – APPROVE

Site: 36 Mill Hill, Shoreham-By-Sea

Proposal: Retention of new front wall and gate (part retrospective)

Date of site visit: 5th October 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached dwelling which has recently undergone development in accordance with AWDM/0219/20 which was an amendment to AWDM/1588/19 for two storey front extension with pitched roof and front porch, part two storey/part single storey rear extension, roof extensions comprising hip to gable to north and south elevations and raised ridge. Extension to rear of garage including raised garage roof and addition of mono pitched roof to front.

The works comprised comprehensive remodelling and extension to the existing two storey detached dwelling, providing additional floorspace in the new roof space and at first and ground floor.

As part of the development the front grass verge at the property has been removed and hardstanding installed up to the front dropped kerb. A wall with pillars has been built to the property frontage. This application seeks retrospective consent for the work which has been carried out and in addition plans show a front gate, the wall and pillars to be rendered and grey horizontal battens to fill in between the pillars with timber fencing on either side.

Officer's have advised the applicant's agent that they cannot support the proposed and existing development advising that the front section of boundary treatment should be set back in line with the gate opening on the north side of the property frontage. The applicant's agent has advised that the applicant does not wish to make any amendments and therefore an assessment of the application as submitted is to be made.

Consultations

West Sussex County Council: The Highways Authority: - West Sussex County Council was consulted previously on Highway Matters for this application and provided comments dated 29/09/2021. Within which it was identified that the proposed walling and gate had been erected / is proposed to be within the extent of the public highway. Subsequently WSCC Highways - Planning Services has undertaken internal consultation. It has now been established that this area is not public highway.

Given this change in circumstances, comments dated 29/09/2021 are now considered redundant.

The comments below should be used when determining the application.

The applicant has not demonstrated how much vehicle visibility will be provided south onto Mill Hill. Using the as built detail plans it can be established that the wall is set back 2.1 metres from the back edge of the Mill Hill carriageway. Given the nature of anticipated traffic flows on Mill Hill, and given this access is serving one dwelling, it would be considered that this setback would provide a suitable level of vehicle visibility.

The gate is set back 5 metres so a vehicle can be fully removed from the carriageway while the gate is opened.

The Local Highways Authority does not consider that the proposal would have and an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Representations

1 objection received from the owner/occupier of no. 34 Mill Hill.

- The new front wall and gate are not in keeping with the rural nature of the lane which is an access route to the South Downs National Park.
- The walls and pillars extend beyond the existing hedges and boundary walls by several metres.
- Nearly 2 metres high.
- Properties on either side have grass verges.
- The verge has been removed and replaced with hardstanding, this was a temporary construction measure. This has not been reinstated.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The part of the development already completed is clearly visible within the street scene. The plans show render and grey infill horizontal fencing to be added. This will add to its prominence within the street scene.

The property as completed has been remodelled with a contemporary appearance with white render and anthracite grey detailing and finish. The boundary treatment to the front will be completed to match this style which does differ from much of the adjacent development which is more traditional in style. However due to the variation in the street scene it is considered that the use of grey fencing with white render is acceptable in this case and adds to the variation here. However the impact of the wall on the southern side of the frontage being set forward is detrimental in this case. Being set forward closer to the highway than other adjacent boundary treatment on the east side of the highway will impact upon the character and appearance of the street scene. It will be an alien feature which will set a precedent for further development set forward toward the highway removing the open frontages directly adjacent to the highway which is the prevailing character here. There is some hedging set forward however this section of wall will be closer to the road than any other walls of fences in this case on the east side.

The west side of the road has a different character altogether and existing development here should not be used to justify the proposed works in this case. There is not an open character on the west side and frontages and accesses are more hidden.

The position of the proposed gates on the north side of the frontage are set back in a similar position to the wall adjacent to the north; this position is considered acceptable and requests have been made by officers to move the entire boundary treatment to the front inline with this section. This would still give rise to a prominent feature however it would be more consistent with adjacent development. The applicant does not wish to amend the scheme and therefore as submitted it cannot be supported for the reasons set out above.

Residential amenity

The works as proposed and existing will not give rise to any loss of light or overbearing impact to adjacent properties.

Highway Safety

The Highways Authority has advised that they have no objections. It has been established that the works that have been carried out are not on highway land and that there is sufficient visibility and space to the front of the gates for a vehicle to park without obstructing the highway.

Recommendation

REFUSE

1. The wall and fence as shown on the submitted plans will give rise to an alien feature which due to its proximity to the highway will be overly prominent and detrimental to the character and appearance of the

street scene, contrary to Policy 15 of the Adur Local Plan and the NPPF.

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

1. Proactive - refusal

Case Officer: Hannah Barker Date: 22nd November 2021

Authorised by: Peter Barnett Date: 23 November 2021