Development Control – Delegated Officer Report

Application Number: AWDM/0803/12 **Recommendation – Approve**

Site: **234 Upper Shoreham Road, Shoreham-By-Sea, West Sussex**

Proposal: **Replacement wall on east side boundary and gates**

Date of Site Visit: - 25/07/12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a chalet bungalow on a corner plot fronting Upper Shoreham Road with Greenways Crescent to the east. As existing there is a single garage to the rear of the bungalow sited with space for parking one car to the front with access from Greenways Crescent. This garage is attached to the neighbour's garage no. 132 Greenways Crescent. The existing boundary wall currently encloses the rear garden at 1.8 metres to the rear boundary. Then it continues along the side boundary adjacent to the footpath. The levels drop to the south. Approximately in line with the side of the bungalow there is an existing low level rendered wall with pillars and gate.

Although not forming part of this application the applicant is rebuilding the garage on a similar footprint although enlarged to the rear and set forward slightly. Permission is sought to replace the existing two elements of the boundary wall and replace with a continuous brick wall with a maximum height of 2 metres with pillars to a maximum height of 2.5 metres. The wall will reduce to 1 metre in height adjacent to the bungalow. A new wall will also be built to enclose the frontage of the garage parallel with the existing wall enclosing the rear garden. This section of wall is to be 1.8 metres in height. Wooden double gates are proposed 1.8 metres in height to the front of the garage. A single gate is proposed adjacent to the bungalow.

Relevant site history: Work has been completed for rooms in roof with half-hipped side gables and rear dormer approved in July 2007 under application ref ADC/0328/08. There is also a single storey rear extension.

Consultations: None

Representations: None received.

Relevant Planning Policies

Adur District Local Plan saved Policies AG1 and AH7
Supplementary Planning Guidance: - Development Control Standard No. 3 Extensions and Alterations to Dwellings.
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

There is no objection in principle to the proposed development which comprises up-grading of the existing housing stock. The relevant considerations are the effects on the residential and visual amenities of the locality.

Visual amenity

The proposed wall will be clearly visible within the street scene due to the site being on the corner of Greenways Crescent and Upper Shoreham Road. Although the wall will be higher in part than the existing wall, mainly the section adjacent to the bungalow, it is considered that the proposal will result in a visual improvement to the street scene. The wall and pillars will be constructed in brick to match the existing bungalow. The wall will reduce down in height as ground levels drop to the south. Directly opposite the site no. 232 Upper Shoreham Road has a similar arrangement with the side boundary onto Greenways Crescent being enclosed. 1.8 metre close boarded fencing is used here. The proposed wall will be sympathetic to the street scene and will be a visual improvement on the existing walls which are formed of a mismatch of brick and render.

Residential amenity

The proposed wall and gates will not be detrimental to the residential amenities of the occupiers of the adjacent dwellings.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Proposed bricks shall match those of the existing building.
3. Permission relates to approved plans:
4. Drawing no. 12/744/02 – received 2nd July 2012
   Block Plan received 2nd July 2012

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

Case Officer: Hannah Barker Date: 30th July 2012

Authorised by: Pete Devonport Date: 30.7.12