Development Management - Delegated Officer Report

Application Number: AWDM/0636/18 Recommendation – APPROVE

Site: 5 Hillside Road, Sompting

Proposal: Retention of raised fishpond in front garden 4.8m x 2.7 m with an overall height of 1.15m (retrospective)

Date of site visit: 29.08.18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow on the southern end of Hillside Road, in north Sompting, ground levels increase to the north of the site.

Retrospective consent is sought for a raised fish pond to the front of the property adjacent to the highway. The pond itself is complete with decking around the top with flower planters, block work surrounds the pond, the applicant has confirmed that this block work is to be rendered and painted white to match the main bungalow, with a concrete path to the front door.

Sompting Parish Council: - Comment in support

Representations

None received

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 2018)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The nearly completed fish pond is raised and to the front of the bungalow, it is clearly visible within the street scene. It is an unusual feature to be to the front however it must be considered on its own merits. The raised nature of the

development results in the pond being enclosed on all sides by walls. When viewing the site from the north and south these walls appear as retaining and/or boundary walls which are commonplace within this street. The pond itself although visible is not overly prominent. It is planted with raised beds surrounding the pond and appears attractive. Subject to completion of the development with white rendered walls to match the main bungalow and completion of a concrete path to the front door it is not considered that this development would be detrimental to the street scene or the visual amenities of the locality. A condition is attached to ensure that the works are completed within 6 months of this consent. The applicant has advised that these works are intended and has indicated their intention to complete as soon as possible.

Residential amenity

The fish pond is visible from properties surrounding the site. Although it is raised it is no higher than surrounding boundary walls, it will not result in a loss of light or overbearing impact in this case. The main property to be affected is no. 7 to the north of the site; the pond abuts their front, side boundary wall, therefore there is no adverse impact.

Recommendation

APPROVE

Subject to Conditions:-

1. The external walls of the fish pond hereby approved shall be completed and finished in white render within 6 months of the date of this consent.
2. Approved Plans

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

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.

Case Officer: Hannah Barker Date: 03.09.18

Authorised by: Peter Barnett Date: 3 September 2018