Development Management – Delegated Officer Report

Application Number: **AWDM/0993/23** **Recommendation: Approve**

Site: Merriman Grange 102 Warren Road Worthing West Sussex BN14 9QX

Submitted Information

- B21032-101F-Landscape Proposals-Worthing

Condition 5c - Details: Means of Enclosure

With the exception of any demolition works or works below ground level, no development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out and permanently maintained in full accordance with details thereby approved…

c) details of all means of enclosure, which shall include retention of the existing boundary wall at the Warren Road frontage.

The development shall only be carried out in full accordance with these details and this condition shall apply notwithstanding any information contained in the current application.

Reason: *In the interests of visual amenity, the character of the area and to safeguard neighbouring amenities and privacy in accordance with policy 16 of the Worthing Borough Council Core Strategy 2011.*

Consultations:

Tree officer (related application AWDM/0530/23 - Landscaping):

The landscaping plan is considered to be acceptable and the species and number of trees appropriate for the area. The type and size of trees should provide some instant impact.

Relevant Planning Policies:

DM5 - Quality of Built Environment

Assessment

The application for approval of means of enclosure, including the retention of the front boundary wall, overlaps with the previously approved condition 6 - Landscaping and Biodiversity. It is narrower in scope, referring only to means of enclosure. These are shown on drawing entitled ‘ Landscape Proposals - 101E, which has been updated to revision F in this application, in order to clarify the type of finish for

external fences, and the extent of replacement fencing along the south eastern boundary to the south west front corner with Warren Road.

The main boundaries are:

- the long south west frontage facing Warren Road. Here the existing flint wall is to be retained and a section of fencing is to be reinstated but using acoustic grade timber in a natural finish, to a similar appearance as pre-development and overall 1.8m height (see photo below)

- along the side boundary to the south east public footpath, the existing 1.8m fence would be replaced by an acoustic fence of a similar height, also in natural finish. At the south western corner, closest to Warren Road, this would extend across the existing driveway, which is marked by gateposts, which are shown to be removed. Whilst it would be a note of continuity to retain these posts and fence between them instead, the applicant prefers to use fencing here altogether with new native-mix hedge planting behind the fence, albeit it appears that the corner-most post would remain as the end point of the flint wall along Warren Road. The visual impact of this additional length of fence visible from Warren Road is considered too minor to be objectionable.







An acoustic assessment of the fences is submitted with these details. Although not required by condition 5c it confirms noise levels in the garden areas (these would reduce from 63-67dB to 53-60dB), in accordance with the recently approved noise mitigation measures under condition 17 (AWDM/0805/23).

Internal enclosures including metal rails around the car park 91.2m height) and in front of the recessed northern wing (1.8m in front of resident terraces) A 2.2m high acoustic fence in front of the SW part of the main elevation is 6-8m from the site frontage but is considered acceptable due to the significant existing vegetation and new tree planting along the front boundary, which will screen this (a 2m fence in this location might be considered Permitted Development).

At the staff-service entrance, the gardens would be divided from the parking/turning space by a 1.8m timber close board fence, well screened from the public footpath by trees and shrubs.

The proposals, which largely repeat the existing external boundaries, are considered to meet the requirements of policy DM5 regarding quality of the built environment.

Recommendation. Approval

Case Officer: Stephen Cantwell Date: 29/04/2024

Authorised by: James Appleton Date: 29/04/2024