Expiry Date - 23/10/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0955/25 **Recommendation – APPROVE**

Site: **27 Charmandean Road Worthing West Sussex BN14 9LQ**

Proposal: **Installation of a 1.8-metre high acoustic fence around the perimeter and entrance gate.**

Date of site visit: 21/10/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the northern side of Charmandean Road on the corner with Forest Road, a residential street in. The property contains a detached property with garden all around. The property has screening on the boundaries with trees to the south west and low front wall with a driveway and paved access off Forest Road.

The property is not within a conservation area, is not a listed building and there are protected trees on site.

Proposal

The amended application is for the proposed replacement fence along the south and east boundaries of the front garden. This will be located behind the existing wall. The access off of Forest Road will be retained. The fences which will be flat and treaded timber feather edge fencing that will have a height of approx. 1.8m in height.

Relevant Planning History:

AWDM/0779/11 - Proposed conversion of existing house into 1 x 2 bed house and 1 x 3 bed house and alterations to existing roof. Refused 31/01/2012

AWDM/0842/22 - Change of use from C3(a) dwellinghouse to C2 residential care home for 6 people. Demolition of existing conservatory and shed. New single storey side and rear extensions to north and west. Alterations to windows and doors plus raised flat roof at rear for lift. New shed and garden room. Altered drive. Application Permitted 05/09/2022

Consultations:

<u>West Sussex County Council</u>

This application is for the installation of 1.8m high acoustic fence to site perimeter, and entrance gates. The site is located on Charmandean Road and accessed via Forest Road, both un-classified roads, subject to a speed limit of 30mph.

The LHA would not raise any highway safety concerns to the proposed fence – as it will be sited within the existing site boundary and will not encroach upon the public highway. The proposed gates will be situated on the site boundary, at the back edge of the footway, approximately 2.7m from the back edge of the carriageway. The LHA would ordinarily request that gates be set back at a minimum of 5m from the back edge of the carriageway to allow a vehicle to wait clear of the highway whilst the gates are in operation. The applicant is encouraged to explore whether the gates could be set back further within the site to prevent any obstruction of the public highway. However, given the nature of the road, with permitted on-street parking, it is likely that a vehicle would park up on the edge of the carriageway whilst the gates are operated. The plans do not demonstrate the direction that gates will open – the applicant should be aware that gates are required to open inwards of the site so as not to obstruct the public highway (including footway) whilst in use.

Conclusion
The LHA does not consider that this proposal would have 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 116), and that there are no transport grounds to resist the proposal.

Adur and Worthing’s Senior Tree and Landscape Officer

Thank you for your email, I have no concerns regarding the TPO trees at this site.

Representations:
One representation not in support or objection to the application:
I have lived at 53 Forest Road for more than 52 years. My property lies immediately to the north of the application site.

I find it difficult to comment on this application as I am not sure whether the 2 different proposals, ARC/167125/02 and ARC/167125/05 both labelled as 'latest plan' and bearing the same date are alternatives or whether one of them is the operative one.

Furthermore, the description of the proposed works is not specific about the materials to be used, only stating they will be 'high quality and child safe' materials. I think the applicant should be more specific about the exact materials. The site has two lengthy boundaries on busy roads, especially at rush hours and Charmandean Road is a bus route. Thus, it will be difficult to mitigate traffic noise, even with a fence or indeed to make the site child safe as this junction has been the site of many Road Traffic collisions and near misses. The No 27 boundaries have suffered damage on many occasions over the

years, notwithstanding the speed humps and mini-roundabout, the last collision necessitated the rebuilding of the whole of the wall on the Forest Road side. It is important that the vision of drivers is not impaired more than necessary.

The Applicant has not discussed the application with me. I fear that if the gates are built as applied for, vehicles driving out or reversing out of my adjoining driveway will put pedestrians, who are many - schoolchildren, dog walkers, people walking to the shops, those pushing wheelchairs and prams etc.- going Northwards on the Forest Road pavement at risk of collision as the driver's sight will be obscured by the 1.8 m. gates. At present, the dividing fence which my late husband had erected in 1974, is reduced in height at its Eastern end specifically to enable vehicle drivers to see if it is clear before emerging from my driveway across the pavement to the carriageway. I therefore endorse the suggestion of the Highways Authority, albeit for a different reason, that the proposed gates should be set westwards along the driveway of No 27. (I should add that the present vegetation which partially obscures drivers' vision has only grown up since the previous owners were too unfit to cut it back and then they left the property to go into a nursing home, otherwise I would have asked them to cut it down.)

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (2024)
National Planning Practice Guidance

Planning Assessment
There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity
The property is situated in a street of mixed dwelling types, ages and design, the character of the area is for frontage walling with a large number of properties having hedging or fencing above.

Although the majority of walling is relatively low approx. 1.2m-1.5m in height there are examples of higher walls, fences and hedges to the frontages of the properties, over 1.5m in height. These tend to be off the back of the pavement apart from across the road at Nos. 40, 42 and 51 Forest Road.

Whilst the council would prefer the street scene to remain with low level walls and hedging above it is understood why in this instance this is not possible with the site being in use as a care home for children (approved under AWDM/0842/22) with sensory issues that this fencing will help reduce the impact on. The property will be enclosed further, in view of the existing walls to the boundary and the street scene in general it is not considered that the new timber feather edged fencing remain would have a detrimental impact on the street scene and the character of the property due to there being many examples of this already within the vicinity of the site.

Residential Amenity
The neighbouring property at 53 Forest Road has raised concerns regarding the increased height of the fence and visibility of pedestrians when exiting their driveway an amendment has been sought to remove the gate and the fencing on the boundary with the neighbouring property.

Whilst it is appreciated that increasing the fence could have an impact on visibility for viewing pedestrians using the footpath it is not considered to result in an impact that would reduce the safety for pedestrians within the locality as it is set within the existing boundary wall. Following the recommendations the amended scheme has removed the gate and the existing parking arrangement has been retained.

With the amendment the fencing now retains the gap from the neighbouring properties parking spaces to the fencing allowing for the safe access and egress from their site.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

Informative

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.

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

Case Officer: Finlay Gardner Date: 24/11/2025

Authorised by: Jo Morin Date: 24.11.2025