Development Control – Delegated Officer Report

Application expiry: 02.03.07.

Application Number: ADC/0018/07 Recommendation - Permit

Site: **31 Rosslyn Road Shoreham-by-Sea West Sussex BN43 6WL**

Proposal: **Increase in height of east side boundary wall (up to ~~2~~ 1.8m metres overall height)**

Debbie
pl. ground
(live changed record card)

The Application

The application property is a detached hip-roofed house located on the north-west corner of the junction between Rosslyn Road and Rosslyn Court. The existing east side wall which bounds the rear garden and part of the side garden is 1.63m in height which steps down to 0.9m. The proposal is to increase the height of this wall to 1.8m.

The applicant has stated that the existing wall is not high enough to prevent pedestrians from looking into their garden and invading their privacy.

The property on the opposite side of the junction at No.35 Rosslyn Road has had a planning approval on a two-storey side extension (SU/226/03/TP) which included a new boundary brick wall 1.8m in height.

Consultations and Representations

Third Parties

There have been no third party representations on the application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, AT12.

Planning Assessment

The main consideration of the proposals are the effect the wall will have on the visual amenity of the locality.

The application as originally submitted intended to raise the height of the boundary wall by 0.37m along the eastern side of the property up to 2.0m in height, but it was considered this would have been very overbearing to pedestrians using the footpath into Rosslyn Close.

An amendment has been received showing the increase in height of the wall to 1.8m in total (the same as approved at No.35) which is considered would be adequate to prevent any loss of privacy and still not be so high as to be overbearing to pedestrians.

The section of wall which is proposed to be increased in height is set back far enough from the road junction to prevent there being a harmful effect on highway safety.

Recommendation

APPROVE for reason that :- 1PPii.

1. C1Ci.
2. C12Eii – amended.
   The materials and finishes of the section of wall hereby permitted shall be completed to match in colour and texture those of the existing wall.
   Reason: *In the interests of visual amenity and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*
3. C14Ai – amended.
   This permission relates to the amended plan received on 01.02.07 and not to the plan originally submitted.
   Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

Case Officer:

Date: 09.02.07

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