Development Management - Delegated Officer Report

Application Number: AWDM/1424/20 Recommendation – Approve

Site: 42 Old Fort Road, Shoreham-By-Sea

Proposal: Erection of front gates plus new wall to west and front boundaries with associated paving of front parking/turning area

Date of site visit: Seen on Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached house on the south side of Old Fort Road. It currently has an open frontage and two vehicular entrances.

It is proposed, as amended, to erect a wall 1.5m high across the frontage with a pair of timber gates at each entrance, also 1.5m high. The wall will have piers 1.8m high. It will be finished in white faced brick. A 1.8m high wall is also proposed along the west side boundary, tapering down to 1.5m high where it adjoins the front wall.

Relevant Planning History

There have been numerous applications for front boundary walls in Old Fort Road over recent years. Relevant examples are referred to the assessment below.

Consultations

None

Representations

2 letters of support received from the occupiers of 44 and 57 Old Fort Road

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 (February 2019)

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

Old Fort Road contains a variety of front boundary treatments. The dwellings on the south side of the road are set back from the road by a verge approximately 5m wide. Many properties have low walls along the frontage, some with hedge planting behind.

Most walls in the street are not higher than 1m but there are examples of higher boundary features, including at Nos. 32, 34, 58, 72, 74, 109, 120, 124, 126 and 136.

In this case, the visual impact of the wall and gates will be quite marked as the property currently has no front boundary treatment of any sort, while No. 40 immediately to the west has permission for a new wall only 0.6m high. There are other low walls in the immediate vicinity. The erection of a 1.5m high wall with 1.8m high piers, plus two pairs of solid timber gates, will undoubtedly have an enclosing effect.

However, it is considered that, in view of the set back from the road and the maximum height of the wall and gates being 1.5m, which is comparable to others in the street, the visual impact of the proposed wall and gates is just about acceptable in the street scene and insufficient harm will arise to warrant refusal of the application.

Residential amenity

The proposed wall and gates are not considered to cause any harm to residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the

application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 9 November 2020

Authorised by: Gary Peck Date: 9 November 2020