PLANNING APPEAL

APPLICATION NUMBER: AWDM/0834/20

Details of Development: DEMOLITION OF EXISTING WALL AND CONSTRUCTION OF NEW 1.8M HIGH FENCE FURTHER WEST (ENLARGING GARDEN AREA).

Location: 1 LILAC WAY SHOREHAM-BY-SEA WEST SUSSEX BN43 6AW

Reason for refusal: *The proposed fence by reason of its siting and unsympathetic appearance would form an unduly prominent and incongruous feature to the detriment of the visual amenities and existing character of the locality which is designated as a Conservation Area. The proposal is therefore contrary to Policies 15 and 17 of the Adur Local Plan and paragraph 196 of the NPPF.*

Email from planning: *Following submission of your application I have made a site visit and considered your proposals. I can advise that in principle we can support the proposal to enlarge the rear garden by moving the boundary treatment to the position as shown in your application. However we cannot support a fence in this instance. A brick wall matching that as existing in detail, materials and finish would need to be proposed for support to be given in this case. It is important that the appearance and character is protected within this development where such detailing in terms of the shared spaces and visual amenity are important. This site is prominent and will be clearly visible from surrounding properties and public views.*

I would like to appeal the above decision on the following grounds.

The proposed close board fence is entirely in keeping with the appearance and character of the development - from our front door there are a number of close board fences visible, so this would be within the specific area the planning officer has detailed in their response. The fence we are proposing would be of superior quality and finish. In addition close boarded fences are repeated throughout the development including the identical property to ours (The Crawley) as you enter the development to the left.

We have also received agreement from the management company (sent to planning) responsible for the Orchard Gate estate.

I have attached a series of photos from the estate which I would like you to consider along with the following points:

- **Picture A** - One of the two main close board panel fences, visible from our front door and nearer the original hospital buildings than ours would be. This is within the specific area raised by planning requiring "*It is important that the appearance and character is protected within this development where such detailing in terms of the shared spaces and visual amenity are important.*"
- **Picture B** - shows the identical property to ours (The Crawley) as you enter the estate on Southlands Way. They clearly have a close boarded fence to their side and rear garden, in the exact position we are proposing. This is on the main road road into the estate and clearly visible to all other residents.
- **Picture C** - is from the original particulars for the same property (The Crawley) opposite ours, again on Southlands Way. You will clearly se the original plan was to have a close boarded fence to the rear of these houses.
- **Pictures D-G** - shows the close board fences which are all taken within the specific area described by planning and visible from our front door and the original hospital buildings.
- **Pictures H-M** - The next series of pictures clearly show that this style of fence is prevalent and repeated a number of times throughout the estate. These are in clear view and clearly representative of the character of the development as a whole.

Based on this and the style of fence we have chosen is entirely in keeping with the appearance and character of this development and the specific area where the fence will be situated. In actual fact the fence we will erect will be superior quality to the ones shown in the pictures.



PICTURE A



PICTURE B



PICTURE C



PICTURE D (within area
described by planning)



PICTURE E (within area described by planning)



PICTURE F (within area described by planning)



PICTURE G (within area
described by planning



PICTURE H



PICTURE I



PICTURE J



PICTURE K



PICTURE L



PICTURE M