Expiry Date - 24/10/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1097/24 Recommendation – APPROVE

Site: 51 New Road Worthing West Sussex BN13 3JW

Proposal: Erection of wooden fence with concrete posts (1.84 metres high) along the east boundary of the property 1m from pavement and planting of shrubberies between the fence and pavement

Date of site visit: 12/04/2024 & 30/09/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of New Road near the junction with Arun Crescent within a residential area of Worthing. The property comprises of a detached bungalow with predominantly facing brick elevations and a tiled gable roof. The property occupies a corner plot and is set back a good distance from New Road behind an open front lawn. A wooden close boarded fence (1.84m high) with concrete posts has been constructed from the side (east) of the bungalow and adjoining the site boundary with Arun Crescent. The fence, which is unauthorised, replaced a former wall that was set in from this boundary, absorbing a former landscaped verge into the rear garden.

Directly to the rear is a hardstanding which serves surrounding properties' garages, including one which belongs to the applicant. The locality is low density and the street scene has an open character with grass verges commonplace.

The site is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought to re-position the existing wooden fence with concrete posts set-back 1m from the site boundary with the adjacent footpath in Arun Crescent. The fence to the front and back would remain.

It is proposed to plant shrubs (pyracantha rogersiana or similar hybrid) within the 1m gap created between the fence and pavement.

Relevant Planning History:

Planning permission granted at the application property for single storey extension to front elevation under 07/0771/FULL, decision issued 13 Aug 2007. And erection of pitched roof extension at side to provide new dining and utility room under WB/0232/83, decision issued 05 April 1983.

Planning permission refused at the application property for retrospective application to remove brick garden wall and replace with wooden fence with concrete posts (1.84 metres high) under AWDM/1700/23, decision issued 30 April 2024.

Reason for refusal: 'Due to its height, design and position adjoining the back edge of the pavement the fence constitutes an intrusive and discordant feature of the street scene that is out of keeping and unacceptably harmful to local character, appearance and distinctiveness. The development is therefore contrary to Policy DM5 of the Worthing Local Plan, Supplementary Planning Guidance 'Extending or altering your home' and the policies of the revised National Planning Policy Framework.'

Consultations: None.

Representations: None.

Relevant Planning Policies

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

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 current proposal has been negotiated with the Applicant following the refusal of AWDM/1700/23. If it considered the set-back of the fence from the edge of the highway combined with new soft planting would overcome the previous ground for refusal, creating a visually 'softer' edge that would be more in keeping with the distinctive character of this area.

There are other examples of fencing on similar corner plots in the vicinity, including at No's 61 & 63 New Road; in both instances set in from the site boundary with Arun Crescent.

In view of the above, the set-back position of 1m and the planting of a suitable shrubbery species to fill the newly created space is considered to reasonably mitigate any adverse impact on visual amenity.

Residential Amenity

There would be no adverse impact on the residential amenities of surrounding neighbours as the fence is considered to be situated a sufficient distance away, owing in part to the open nature of the locality.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. 2 Month Implementation of Fence and Landscaping

Informatives:-

1. 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.

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

Case Officer:	Jason Albon	Date: 23.10.2024
Authorised by:	Jo Morin	Date: 23.10.2024