PLANNING COMMITTEE REPORT

TO:	Planning Committee North
BY:	Head of Development and Building Control
DATE:	1st October 2024
DEVELOPMENT:	Removal of existing hedge and fence line at boundary and installation of replacement brick wall with closed board fencing
SITE:	37 Six Acres Slinfold West Sussex RH13 0TH
WARD:	Itchingfield, Slinfold and Warnham
APPLICATION:	DC/24/0967
APPLICANT:	**Name:** Mrs Emma Grundy **Address:** 37 Six Acres, Slinfold, West Sussex, RH13 0TH

REASON FOR INCLUSION ON THE AGENDA: The applicant is an employee of Horsham District Council

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 The application is seeking planning permission to replace an existing hedge and timber close boarded fence along the northern side boundary of the property with a replacement brick wall with close boarded fence panels. The new wall would sit marginally closer to the adjacent footway and extend further forward to align with the front of the property, thereby creating a larger enclosed side garden to the property.

DESCRIPTION OF THE SITE

1.3 The application site comprises a detached house occupying a corner plot between two branches of Six Acres, a residential cul-de-sac located within the built up area of Slinfold. The dwelling is part of a development of detached houses varying in scale, design and appearance. The house has a detached double garage to the front (west) side of the house.

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES
The following Policies are considered to be relevant to the assessment of this application:

2.2 **National Planning Policy Framework**

Horsham District Planning Framework (HDPF 2015)
Policy 1 - Strategic Policy: Sustainable Development
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

2.3 **Slinfold Neighbourhood Plan 2014-2031**
Policy 5- Development Principles

2.4 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/13/1990	Retrospective application to erect a fence along boundary of front garden	Application Permitted on 23.12.2013

3. OUTCOME OF CONSULTATIONS

CONSULTATIONS

3.1 **HDC Arboricultural Officer**: No Objection

3.2 **Slinfold Parish Council**: No objection

PUBLIC CONSULTATIONS

3.3 No neighbour representations received

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS AND EQUALITY

4.1 The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

4.2 The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

6.1 The main issues are the principle of the development in the location and the effect to the development on the character of the dwelling and the visual amenities of the area and the amenities of the occupiers of the adjacent properties

6.2 Policy 32 of the Horsham District Planning Framework Policy (HDPF) relates to improving the quality of new development. It states that permission will be granted for developments

which ensure the scale, massing and appearance of the development is of a high standard of design which relates well to the hose building and adjoining neighbouring properties.

6.3 Policy 33 states amongst other criteria that extensions should have regard to the natural and build surrounding in terms of their design, scale and character. An extension should be of a scale which is sympathetic to and does not overpower the original building.

6.4 The proposed replacement boundary treatment would sit along the northern side boundary of the property enclosing its rear garden. This side boundary directly fronts the branch of Six Acres that runs along the northern side of the site and there for is prominent in the streetscene. The existing 1.8m high fence is in a poor condition and detracts from the appearance of the site, with the hedge that formerly sat between the fence and the footway having been removed. The new wall would sit marginally closer to the adjacent footway and extend further forward to align with the front of the property, thereby creating a larger enclosed side garden to the property. It would also be higher than the current fence, extending to 2.5m in height to the top of the pillars.

6.5 The application has been amended due to officer concerns regarding the design and materials for the fencing. The current fence and hedge would be replaced with a low brick built wall with brick pillars, with closed board fencing set between the brick pillars. The brickwork would match that of the existing dwelling. Whilst the wider street scene features a number of hedge lines that soften property boundaries, there are also examples of brick boundary walls similar to this proposal. Therefore, whilst the loss of the hedge fronting the street is regrettable, the replacement wall is otherwise of an appropriate scale and design commensurate to the character of the area, and as such would not appear unduly prominent or intrusive.

6.6 The proposed boundary wall and fence is set an appropriate distance from the adjacent properties to the north, west and east such that it would not result in a harmful impact in terms of loss of light, privacy outlook or an increased sense of enclosure.

6.7 The boundary treatment is therefore considered to be of an appropriate design, form and scale appropriate to the character and appearance of the existing dwelling and would not harm the character or appearance of the wider area or the amenities of adjacent properties, in accordance with policies 32 and 33 of the HDPF.

7. RECOMMENDATIONS

7.1 It is recommended that planning permission is granted subject to appropriate conditions as detailed below:

1 **Plans Compliance Condition**

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved elevations plan drawing numbered 3002 REV P01 received 20.08.2024.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).