

PLANNING APPLICATION REPORT

REF NO: **A/68/09/**

LOCATION: St Wilfrids RC Primary School
 Arundel Road
 Angmering

PROPOSAL: Proposed new fence to school

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The close board timber fence is to be approximately 2m high. The proposed sign will measure approximately 1.1m x 1.2m.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	The site is stepped up from the highway.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Low flint wall and metal railings to the front of the site. Northern boundary has approximately 2m high close board timber fencing.
SITE CHARACTERISTICS	Detached school building. Buildings abut the highway. Red brick elevations, slate tiled gable roof.
CHARACTER OF LOCALITY	The site is located on a main road with a mix of types and styles of dwellings and other uses within close proximity.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Angmering Parish Council

No objection.

Comments on Representations received:

Noted

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within the Built-up Area Boundary
Conservation Area
Class B Road

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan or legislative background.

CONCLUSIONS

The proposed application seeks permission for a 2m high fence to the front of the site and a school sign on the fence. The proposed fence will be set back from the eastern boundary by approximately 1.2m, the proposal is not considered to be dominant within the street scene given that it will be set back from the boundary and the existing metal railings on the eastern boundary. Therefore the fencing will not detrimentally impact upon the character and appearance of the surrounding Conservation Area.

The proposed school sign will be attached to the proposed timber fencing. Given its design it is considered to be in keeping with the surrounding Conservation Area and the scale of the sign ensures that it will not be obtrusive within the street scene.

It is therefore recommended that the application be approved subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

- 2 Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason: As required by Regulation 13(1) of the Town and Country Planning (Control of Advertisements) Regulations 1992.

- 3 **INFORMATIVE:** Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, AREA2

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.