

A/8/09/**PLANNING APPLICATION REPORT****REF NO:** A/8/09/**LOCATION:** 2 Arlington Crescent
East Preston**PROPOSAL:** Erection of timber gates in section of established hedging**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 375 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Evergreen hedge approximately 2m high enclosing the garden.
SITE CHARACTERISTICS	Detached 2 storey property. Red brick and pebble dash walls. Gable pantiled roof. Single storey side extension. Gardens surrounding the property.
CHARACTER OF LOCALITY	The site is within a residential area on a corner plot. The area is characterised by a mix of detached and semi detached properties.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS**Representations received:**

Angmering Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

WSCC Local Development Divis.

Consultations responses received:

County Highways: The proposal is for provision of gates with access onto Arlington Crescent. The access point has already been approved by Western Area Office, and therefore no visibility issues are considered. WSCC would prefer that the gates themselves be placed 5m back from

A/8/09/

the near side carriageway in order for vehicles to leave the highway whilst queuing for the gates to open. However, as the road is declassified and unlikely to carry large volumes of vehicular traffic, and also as the gates are already in place, WSCC has no highway concerns with this application.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

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 and/or legislative background.

CONCLUSIONS

The application seeks retrospective planning permission for the retention of timber gates in a section of established hedging. The gates are on the west boundary of the property and are approximately 1.8m high. Adjoining the proposed gated entrance is a hard standing area to the

A/8/09/

front of an existing garage.

The gates are be viewed within the street scene on the boundary of the property. Given the design and scale of the proposed gates the works do not cause any unacceptable affects on the appearance and character of the surrounding area.

County Highways have been consulted, whilst they would usually require the gates to be set 5m back from the near side highway for cars queuing whilst waiting to enter the gates, it is thought that due to the road being declassified and unlikely to carry large volumes of traffic County Highways has no concerns with this application.

It is therefore recommended that this application be approved.

RECOMMENDATION

APPROVE

- 1 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

STRUCTURE PLAN: DEV1, LOC1

LOCAL PLAN: GEN2, GEN7

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.