

PLANNING APPLICATION REPORT

REF NO: BN/12/11/

LOCATION: The Old School House
4 Scholars Row
Barnham

PROPOSAL: Boundary wall

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 0.1 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	1.8m brick wall to front of site facing Yapton Road. Open to frontage of Scholars Row.
SITE CHARACTERISTICS	The site is a converted school building that is a building of Special Character, with brick faced elevations and a red plain tiled pitched roof.
CHARACTER OF LOCALITY	The site is located in a small residential cul-de-sac comprising of the application site and three detached chalet style properties.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Awaited

One letter of objection, raising the following main points:

- The properties in Scholars Row are are grouped around a central lawn and a London Plane tree. The development is of high quality and obtained a design award from the Arun District Council Conservation Area Advisory Committee.
- It is though the owner intends to build a one metre high brick wall without planning permission, and that this application is for an additional 60cm of ironwork on top of the wall. This would be wholly inappropriate and out of keeping with the homogeneity of Scholars Row.

Comments on Representations received:

Noted

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area

Building of Special Character

Tree Preservation Order

Permitted Development Restriction

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[GEN22](#)

Built-up Area Boundary

The Form of New Development

Buildings or Structures of Character

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 a materially adverse effect on the visual amenities of the locality and would 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

This application seeks planning permission for the construction of a brick wall approximately 1m high with brick piers and iron railings approximately 1.6m high to the eastern boundary of The Old School House, 4 Scholars Row.

Scholars Row is a small residential cul-de-sac of detached chalet style properties, arranged around what was once the school playing field. The frontages of these properties remain unenclosed, so to create a spacious and open appearance considered intrinsic to the character of

the development.

It is considered that the introduction of the proposed wall and railings would represent a form of enclosure incongruous to the street scene, out of character with the open appearance that prevails within the area.

Furthermore, the Old School House is a designated building of Special Character. Policy GEN22 of the Arun District Local Plan states 'Planning permission will not be granted for development resulting in the loss of existing buildings or structures of interest and importance which are attractive in their own right or which contribute to the character and appearance of an area. Alterations, extensions or other development which would adversely affect the appearance or setting of such structures will not be permitted'.

It is therefore recommended that the application be refused, for the following reasons:

RECOMMENDATION

REFUSE

- 1 The proposed wall and railings, by reason of their height, size and design would represent an obtrusive feature in the street scene, causing undue detriment to the visual amenities of the locality and the setting of the Building of Special Character by eroding the spacious and open appearance of the area. The proposal would therefore conflict with policies GEN7 and GEN22 of the Arun District Local Plan.