

PLANNING APPLICATION REPORT

REF NO: EG/16/09/

LOCATION: 73 Elm Grove
Barnham

PROPOSAL: Install a new 6' (1.8m) timber fence to part of the front boundary of the property.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed 1.8m timber fence to part of the front boundary measures approximately 14m in width.
SITE AREA	Approximately 625 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Property is on a slightly lower level than the highway.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary has dwarf brick wall + shrubs, rear boundary has close boarded fencing and hedging approximately 1.8m in height, boundary to Elm Grove has hedging approximately 2m in height.
SITE CHARACTERISTICS	Detached bungalow on large corner plot with outbuilding to rear. The property has red brickwork, white window frames with a red tiled roof.
CHARACTER OF LOCALITY	Residential comprising a mixture of bungalows, semi-detached and two storey terraced properties.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

Eastergate Parish Council

Awaited.

Comments on Representations received:

None

CONSULTATIONS

Southern Water Planning

Environment Agency

Consultations responses received:

Southern Water does not wish to comment on this application.

Comments on Consultation responses:

None.

POLICY CONTEXT

Within Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	CH1	Character
	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 detached property is sited within a residential area on a large corner plot and has an existing access on the west boundary and an access on the south boundary.

The site has hedging along the western boundary fronting Elm Grove and the proposal is to retain most of this hedging but to remove the existing tarmac driveway and erect a 1.8m close boarded fence along part of this boundary which will close off the existing access and enclose part of the garden. The existing dwarf wall on the southern boundary and vehicular access will remain and the existing trees on the western and southern boundary are to be retained.

In the immediate vicinity there are a mixture of hedges and fencing that are adjacent to the

highway and the neighbouring property to the west No 8 Elm Grove has a 1.8m fence along the southern boundary adjacent to the highway. It is not considered that the erection of the fencing along part of the boundary would be obtrusive in the street scene, nor would it harm the established character of the surrounding residential area.

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

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 **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: LOC1, CH1, DEV1

LOCAL PLAN: 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.