



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Retrospective application for fence at 6 Fairlands BN16 1LH

Planning Statement

**Written and prepared by Planning by Design on
behalf of Mark Eaden**

Version	Date	Written By	Approved By
1	22.01.2026	CA	CA
2	25.01.2026	CA	CA
3	26.01.2026	CA	CA
4	04.02.2026	CA	CA

1 Introduction

1.1 Introduction

Planning By Design (**The agent**) has been instructed to act on behalf of Mark Eaden (**the applicant**) to submit a Retrospective Householder Planning Application to Arun District Council (**the Local Planning Authority**) for the Retrospective installation of a fence (**the proposal**) at 6 Fairlands BN16 1LH (**the site**).

In support of this application, the following Planning Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.

1.2 The Site

6 Fairlands is a three-bedroom, two-storey mid-terraced property located in East Preston, Littlehampton, Arun. The property is situated in a middle row of terraced properties.

The Site Location Plan is provided in Figure 1 below.



Figure 1: Site Location Plan

1.3 Planning History

The property was constructed subject to outline planning application EP/131/69 in 1969. Condition 10 of this approval stipulated planning permission was required for the erection of any boundary treatments.

The applicant has not yet received an enforcement notice for the works but has been advised a retrospective application should be lodged.

1.4 Purpose of Document

The purpose of this document is to provide an overview of the proposed development and justify the proposal based on national and local planning policies.

2 The Proposal

2.1 Overview

The application is for the retrospective installation of a fence. The fence varies in height from 1.3m to 1.8m due to the slope (1:17) in the ground. The fence sits in front of a pre-existing wall. At the boundary with 4 Fairlands, the last panel is only 1.2m. At the boundary with 8 Fairlands, there is a half width full height panel perpendicular with the boundary fence to act as screening for the bins. A small section of fence remains at the front boundary, however most of this has been left open.

The fence material specification is as follows:

- Contemporary Double-slatted “hit & miss” fence panels (good both sides)
- Pressure treated +15yr life
- Durapost Classic fence-posts; powder-coated (Anthracite Grey) galvanised steel

The front elevation is shown in Figure 2 below.



Figure 2: Proposed Front Elevation

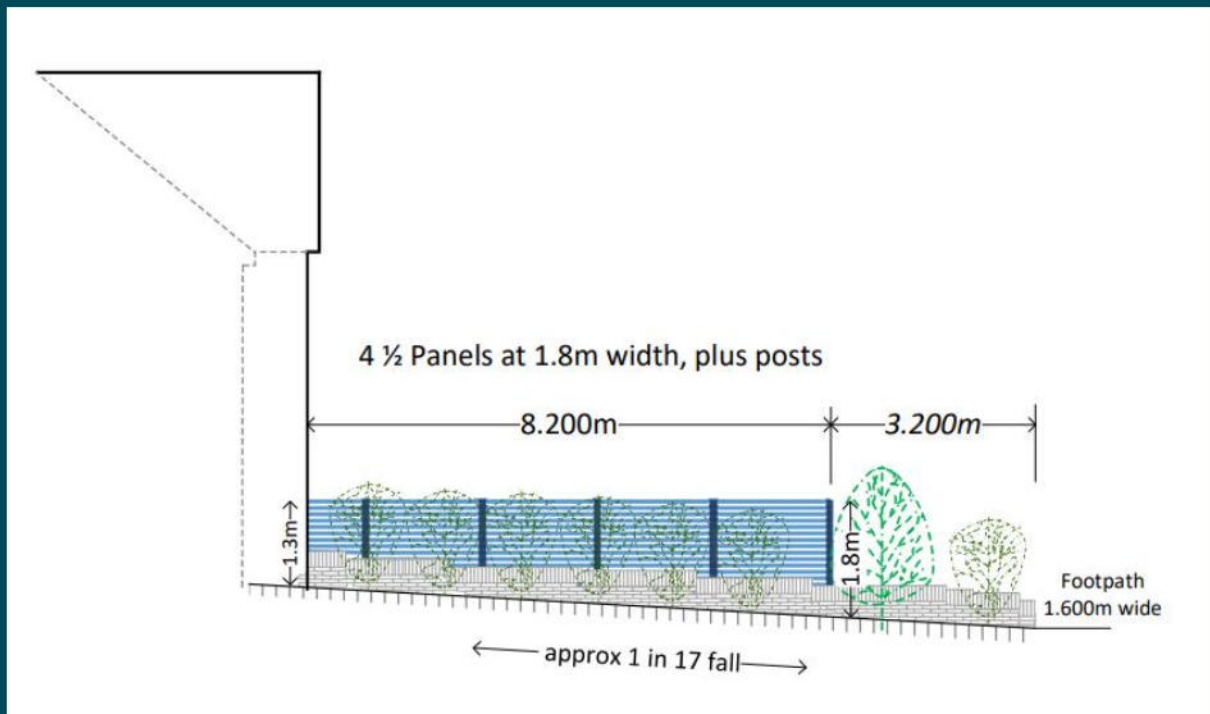


Figure 3: West Elevation (Boundary with 8 Fairlands)

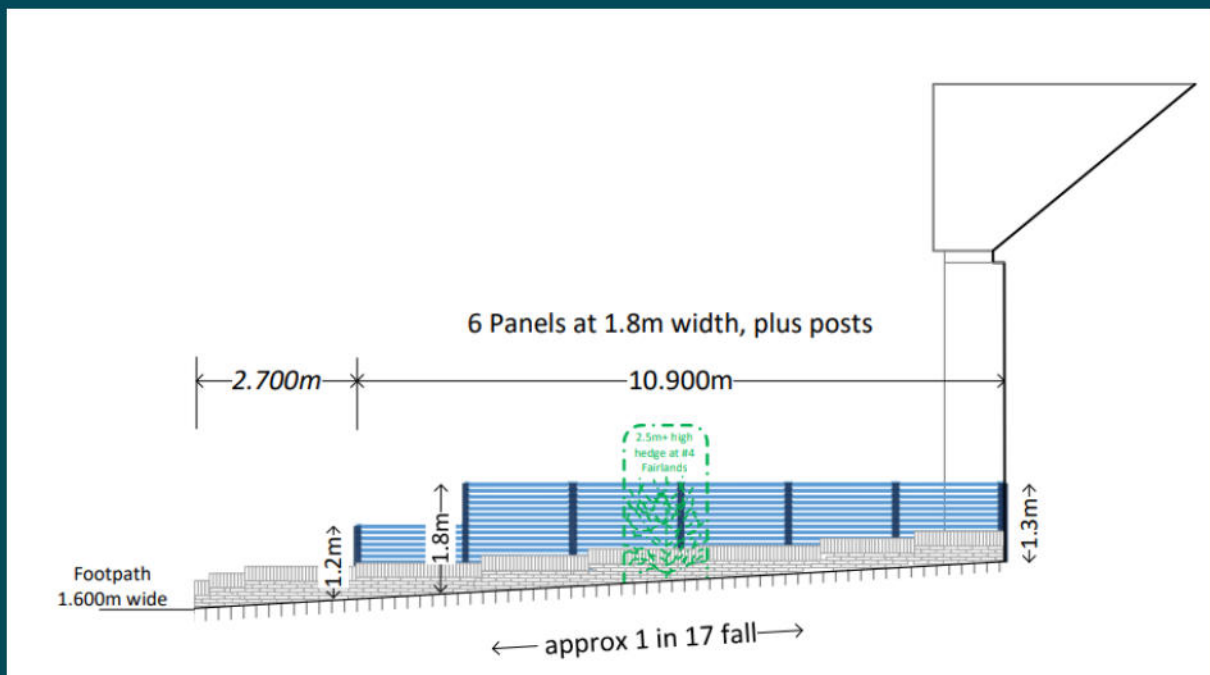


Figure 4: East Elevation (Boundary with 4 Fairlands)

3 Planning Policy

3.1 Introduction

This section will outline the important policy considerations.

3.2 National Policy – National Planning Policy Framework (NPPF)

National planning guidance, which is a material planning consideration, is largely detailed within the National Planning Policy Framework (NPPF). For decision making, the NPPF advises that local planning authorities should look to approve sustainable development proposals that accord with an up-to-date development plan without delay.

Section 2

Paragraph 8 outlines three overarching objectives of the planning system:

- a) ***an economic objective*** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) ***a social objective*** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) ***an environmental objective*** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 11 states that decisions should also apply a presumption in favour of sustainable development. In regards to decision making, it states that this means:

- *“Approving development proposals that accord with an up-to-date development plan without delay; or*
- *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. *the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
 - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”*

Section 12

Paragraph 131 states:

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable

development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”

Paragraph 135 states:

“Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

3.3 Local Policy – Arun Local Plan (2018)

Policy DSP1 relates to Design and states:

“All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development.

With major developments (as defined in the GDPO 1995 or allocated sites in the Development Plan. In addition to a Design and Access Statement, a context appraisal, context plan and analysis of the site will also be required.”

Policy DM1 relates to Aspects of form and design quality and states:

“When considering any application for development the Council will have regard to the following aspects:

Character

Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.

Appearance/attractiveness

Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area.

Impact

Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

Innovation

Raise standards of design by embracing appropriate innovative design, new technologies and construction techniques, where a development proposal has the potential to do so.

Adaptability

Acknowledge diversity and difference. Buildings and places should be flexible to future adaptation, including the changing needs of occupants (for example ageing users, family circumstances), changes in wider work and social trends, and be able to accommodate potential differing uses of public space.

Crime prevention

Provide security measures that make places feel safer. This shall be achieved through natural surveillance and human presence by locating buildings and play areas along public routes and spaces, and making a clear division between private and public land to foster a mutual protection through territorial belonging. With respect to crime prevention, regard shall be had in particular to the document 'Secured by Design' and the 'Safer Places - The Planning System and Crime Prevention'.

Trees and woodland

All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.

Solar gain

Within the constraints of the site and local context development proposals should, maximise sunlight and passive solar energy. Ideally development should be positioned (within a 15-20 degree margin) broadly south, with streets having an east-west pattern.

Public realm

Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.

Layout - movement

Utilise existing networks or improve access via delivery of a variety of integrated networks, to and from residential areas, commercial zones, open spaces, facilities and public transport. Development schemes should carefully consider walking and cycling as an integral part of the overall design concept.

Layout - legibility

Deliver or contribute to the ease of navigation within a new or existing development scheme through use of focal points (landmarks, gateways, vistas, corner buildings, active edges, existing topography), and/or a variety of detail within the public realm (sculpture, planting, street furniture, building materials, building detail, signage).

Density

The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity.

Scale

The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement.

Aspects of form and design quality

Development should also comply with the Arun District Council Design Guide."

Policy DM4 relates to Extensions and alterations to existing buildings (residential and non-residential) and states:

"When considering applications for extensions and alterations to existing buildings, the Council will require that:

- a) the extension or alteration sympathetically relates to and is visually integrated with, the existing building in siting, massing, design, form, scale and materials;*
- b) the extension or alteration is visually subservient to the main building and provide a high standard of amenity;*
- c) the extension or alteration does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;*
- d) in streets characterised by relatively small gaps at first floor level between buildings, any extension or alteration at first floor level does not come to within a minimum of one metre of the side boundary and;*
- e) the extension or alteration does not compromise the established spatial character and pattern of the place but is instead a positive addition.*

Developments shall also be consistent with all other Local Plan Policies.

4 Policy Alignment

4.1 Principle of Development

The principle of the retrospective installation of a fence at 6 Fairlands is acceptable in planning terms. Boundary treatments are a common and established feature within residential environments and, in this instance, the proposal relates to a modest domestic alteration within the curtilage of an existing dwelling. The development does not result in any change of use, intensification of activity, or conflict with the established residential function of the site.

Whilst Condition 10 of the original outline consent requires planning permission for boundary treatments, the requirement for control does not in itself imply that such development is unacceptable in principle. Rather, it ensures that boundary treatments are assessed on their individual merits. The fence, by reason of its height, location and design, does not undermine the character or function of the dwelling or the surrounding area.

The proposal accords with the presumption in favour of sustainable development set out in paragraph 11 of the NPPF. There are no identified policy constraints that would indicate the principle of the development is unacceptable, and no demonstrable harm arises that would outweigh its limited and localised benefits.

4.2 Design and Visual Impact

The fence has been designed to reflect a contemporary but understated appearance, using high quality materials that are appropriate within a modern residential context. The use of double slatted hit and miss panels provides visual permeability, reducing any sense of enclosure or dominance when viewed from the public realm, particularly along the front boundary where the fencing has been largely kept open.

At its tallest point, the fence is 1.8 metres. This height is not uncharacteristic for residential boundary treatments. The fence does not appear visually intrusive or disproportionate when viewed in context, and it does not interrupt important views or create a hard or defensive street frontage.

The anthracite grey powder coated posts and timber panels provide a neutral and cohesive finish which sits comfortably alongside the host property and neighbouring dwellings. The proposal therefore complies with the design principles set out in Policies DSP1 and DM1 of the Arun Local Plan, particularly in terms of respecting local character, achieving an appropriate appearance, and maintaining a high standard of design quality.

4.3 Impact on Residential Amenity

The fence does not result in any unacceptable impacts on the amenity of neighbouring occupiers. Given its siting along the boundary of the front garden, the development does not cause loss of daylight, outlook, or overbearing effects. The hit and miss design further reduces any potential perception of enclosure for adjacent properties. One neighbour has commented that they are satisfied with the fence as it improves upon their experience of their front garden in terms of privacy.

In amenity terms, the fence provides a clearer definition between private and public space, which can assist in reducing informal encroachment and improving the usability of the front garden. This is consistent with good urban design principles and does not conflict with the requirements of Policy

DM1, which seeks to ensure that development has minimal impact on neighbouring users and occupiers.

4.4 Crime Prevention and Safety

The proposal contributes positively to perceptions of safety and security. The definition of private space at the front of the property helps reinforce ownership, which is a recognised principle of crime prevention through environmental design. The fence remains low and visually permeable, ensuring that natural surveillance from the dwelling and the street is maintained.

In this respect, the development aligns with the crime prevention objectives of Policy DM1 and the wider principles set out in national guidance relating to safer places and community safety, without creating an overly defensive or enclosed environment.

4.5 Sustainability

The development has a negligible environmental impact. It does not result in additional land take, loss of green infrastructure, or harm to biodiversity. The fence utilises pressure treated materials with an extended lifespan, reducing the need for replacement and contributing to resource efficiency over time.

The installation of the fence was accompanied with complimentary planting, including climbing plants to soften the visual impact of the fence, improving the biodiversity of the property.

Given the small scale and domestic nature of the proposal, there are no climate change, drainage, or ecological impacts that would warrant further assessment. The proposal therefore satisfies the environmental objectives of the NPPF in a proportionate manner.

4.6 Amenity of Occupier

The purpose of the fence is to improve the amenity of the occupier. The road can be heavily trafficked, with frequent speeding and the presence of buses idling. The fencing and accompanied planting allows the occupiers privacy and reduces this noise.

4.7 Planning Balance and Conclusion

When assessed against the development plan and national policy, the retrospective installation of the fence is acceptable. The proposal is modest in scale, appropriate in design, and results in no material harm to visual amenity, residential amenity, or the character of the area.

The development accords with the relevant provisions of the NPPF and Policies DSP1, DM1 and DM4 of the Arun Local Plan. Any limited impacts associated with the presence of the fence are clearly outweighed by the benefits of improved boundary definition, security, and residential amenity. On this basis, it is considered that planning permission should be granted.

5 Summary and Conclusion

5.1 Summary

This Planning Statement has been prepared by Planning by Design on behalf of Mark Eaden to support an application for the retrospective installation of a fence. To summarise:

- The fence has been placed as a boundary treatment to the front garden. The majority of the front elevation remains open.
- The fence is well designed from sustainable materials and complements the existing streetscape well.

5.2 Conclusion

The installation of the fence aligns with national and local planning policies promoting sustainability, economic viability, and environmental protection. The principle of development is supported by the NPPF and local development plans, and the design is in-keeping with the existing streetscape.

It is therefore concluded that the proposals align with national and local policy and implore the council to deem the proposals acceptable.

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