EP/58/07

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	New boundary wall. 22 The Ridings, East Preston.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed boundary wall to part east and north sides of rear garden area measuring approximately 2m in height.
SITE AREA	667 square metres approximately.
TOPOGRAPHY	Predominatly flat on site.
TREES	Mature tree on verge to north of the dwelling.
BOUNDARY TREATMENT	0.2 – 0.3m high red brick walling to part front boundary, 2m high walling to east boundary of rear garden area, 2.4m high hedging to north rear garden boundary.
SITE CHARACTERISTICS	Detached bungalow with rooms in the roof space, the elevations are white painted brick, the roof is hipped with brown roof tiles; the property also has an attached double garage to the front.
CHARACTER OF LOCALITY	Residential area, on a residential road consisting of mixed style bungalows and chalet properties which are predominantly detached. The front boundary treatment is predominantly soft and/or low and in turn the estate has an open character.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
EP/50/99	Alterations and extensions.	Approved conditionally 13-07-1999

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
East Preston Parish Council	No objection
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

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DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, CH
Arun District Local Plan : GEN7

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.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL

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 either the visual amenities of the locality or residential amenities of 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 site is situated on a private housing estate which can generally be characterised by mixed style detached bungalows and chalet properties. The majority of the properties have low and/or soft front boundary treatment which gives the estate an open character. The proposal seeks planning permission for a 2m high brick boundary wall to part of the rear garden boundaries. The north boundary of the rear garden area is currently held by an approximately 2.5m high hedge which is to be replaced by the walling.

The site is on the junction of The Ridings and The Roystons and as such is in a prominent position within the estate. The boundary treatment in very low to the front and soft hedging to the rear north boundary with only one 4.8m in width 2m hard walling to the rear east boundary. There are few examples of hard boundary treatment above the height of 0.5 – 1m. Some properties have short lengths of close boarded fencing to front side boundaries, number 38 for example has 1.6 – 1.8m

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CONCLUSIONS

high close boarded fencing to the side boundaries.

The removal of the existing hedging at the site and its replacement with a 2m high brick wall is not considered to be characteristic of the surrounding development. However, the maximum length is approximately 8.7m along only the length of rear garden area and it is set back approximately 2.5m at a minimum and 5m at a maximum which is considered to minimise the visual impact. Further, the existing mature tree to the north of the site is to be retained which will aid the softening of the walling.

Although the walling will have a visual impact on the character of the area, as there are few similar examples in the immediate area, due to the limited length of the proposal it is not considered to cause demonstrable harm to the character of the area. Further, it is not considered likely to give rise to adverse overshadowing or causing an overbearing affect to any neighbouring dwelling.

It is therefore recommended that this application is approved, subject to the conditions set out overleaf.

RECOMMENDATION EP/58/07/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: EP/58/07/

1 **To Addressee**

2 **Site Address**

22 The Ridings
East Preston

3 **Description of Development**

New boundary wall.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

CONDITION 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).

CONDITION 2 No development shall be carried out unless and until a schedule of materials and finishes to be used for the wall have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the walling.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

CONDITION 3 The existing tree on the north verge of the property shall be/retained/protected in a manner to be agreed with the Local Planning Authority before the development commences for the duration of the development and shall not be damaged, destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the Local Planning Authority. Any trees removed without such consent or dying or being seriously damaged or becoming seriously diseased during that period shall be replaced in the following planting season with trees of such size and species as may be agreed with the Local Planning Authority.

Reason: To ensure the retention of vegetation important to the visual amenity and for the environment of the area in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

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, CH1

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.

Case Officer: Miss K Brocklebank