

PLANNING APPLICATION REPORT

REF NO: EP/78/09/

LOCATION: 44 Angmering Lane
East Preston

PROPOSAL: Front boundary wall, piers and gates.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The brick piers are to be approximately 1.7m high. The gates will be approximately 1.6m high and approximately 2.9m wide.
SITE AREA	Approximately 0.13 hectares.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Front boundary has hedging approximately 2m in height, south side boundary has hedging approximately 2m-2.5m in height, north side boundary close boarded fencing and hedging approximately 2.5m in height. Rear boundary has close boarded fencing and hedging approximately 3m in height, north side boundary has close boarded fencing and hedging approximately 2.5m in height, south side boundary has close boarded fencing and hedging approximately 2.5m.
SITE CHARACTERISTICS	Chalet style property with integral garage and dormer on north side, conservatory on front, greenhouse in rear garden. The walls have red brickwork and brickwork painted white with a brown tiled roof.
CHARACTER OF LOCALITY	Private residential estate comprising properties of various styles and designs on large plots.

RELEVANT SITE HISTORY

EP/127/08/	Proposed front, rear and side extensions, rooms in roof with front and rear dormers, enlarge existing side dormer, attached swimming pool, detached garage, conversion of existing garage to accommodation for elderly relative and front porch.	Approve Cond 18-12-2008
------------	--	----------------------------

EP/19/09/	Proposed front, rear and side extensions, rooms in roof with front and rear dormers, enlarge existing side dormer, detached garage, conversion of existing garage and front porch (amendment to planning application EP/127/08)	Approve Cond 15-04-2009
EP/35/80	Garage extension	Approve Cond 09-04-1980

REPRESENTATIONS

Representations received:

East Preston Parish Council

No objection

Comments on Representations received:

Noted

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within the Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

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 or legislative background.

CONCLUSIONS

The application seeks permission for brick gate piers, double gates and a new vehicle crossover. The proposed development will be on the front boundary and clearly visible within the street scene. It is noted that a previously approved application EP/19/09 has already given consent for the proposed crossover.

Although not common within the street scene the development is to be set no higher than the existing hedging to the front of the property and therefore will not be prominent within the principle boundary of the site. The proposal therefore will not detrimentally impact upon the amenities of the surrounding residential area.

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

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

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.