

PLANNING APPLICATION REPORT

REF NO: FG/14/11/

LOCATION: Highdown Farm
Littlehampton Road
Ferring

PROPOSAL: Replacement of existing manual gate with new green heavy duty galvanised steel gate

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed gate piers and gates are to be 2m in height and the gates are to be 4.6m in width. This represents an increase of 0.8m in height.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Entrance to the site slopes up from highway.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front of the site open to highway with two existing gateways set back from the public highway. Approximately 1.2m in height.
SITE CHARACTERISTICS	Shared access road to Highdown Nursery's and various established uses. Existing five bar metal gate at the entrance to the site.
CHARACTER OF LOCALITY	Sited adjacent to the A259. Various buildings and greenhouses to the north, including residential properties, offices and storage areas/buildings. Open agricultural land to the south.

RELEVANT SITE HISTORY

None applicable.

REPRESENTATIONS

Representations received:

Awaited

Comments on Representations received:

None

CONSULTATIONS

WSCC Local Development Divis.

Consultations responses received:

County Highways:

No comment.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Outside the built-up area boundary
Class A Road

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas

POLICY COMMENTARY

PLANNING

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

PLANNING

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 application seeks permission for the replacement of the existing manual gates with heavy duty steel gates. The gates are to be electronically controlled and would be greater in height than that of the existing. The increased height of the proposed gates provides for greater security for the businesses located at Highdown Farm.

The proposed gates are to be set back from the highway by some 26m and are of a design which is considered appropriate within this rural location. This together with the established principle of

the existing gateway into the site means the proposal will be acceptable in visual amenity terms.

The siting of the proposed gateway would be unchanged from that of the existing, therefore the highway impact of the entrance upon the A259 would be unchanged.

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 The development hereby approved shall be carried out in accordance with the following approved plans:

1:1250 Plan; Indicative Site Plan and Existing and Proposed Gateway.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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: GEN3, GEN7

NATIONAL POLICIES: PPS1, PPS7

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.