

PLANNING APPLICATION REPORT**REF NO:** **FP/126/09/****LOCATION:** 40 Flansham Park
Felpham**PROPOSAL:** Remove existing wall and fence, replace with featheredge fencing with concrete posts and move gate/pedestrian access alongside garage**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 550 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Close boarded fencing and brick wall approximately 1.8m high.
SITE CHARACTERISTICS	The site is a two storey end of terrace dwelling, with a tiled pitched roof.
CHARACTER OF LOCALITY	The site is located on a residential road of properties of a similar style.

RELEVANT SITE HISTORY

FP/86/92	Extension of living room	PP Not Required 01-07-1992
FP/108/02/	One chalet bungalow	Refused 12-08-2002

BR/69/71: Outline for residential development. Land Northeast of Hurstwood Estate, Flansham Lane.

REPRESENTATIONS**Representations received:**

Felpham Parish Council

Awaited

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area
Permitted Development Restriction
Open Plan Condition

DEVELOPMENT PLAN POLICIES

South East Plan:

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 conflict with relevant Development Plan policies in that it would have a materially adverse effect on the visual amenities of the locality and 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

This application seeks planning permission for the construction of a fence at 40 Flansham Park. The proposed timber fence would be approximately 1.9m high.

At present the existing boundary is recessed at minimum approximately 1m from the highway, and at maximum, approximately 3m from the highway. A grass verge with various shrubs and planting currently lies between the existing boundary and the highway.

The proposal seeks to move the boundary further towards to the highway, so that there would be a distance of approximately 0.5m between the proposed replacement fence and the highway. The fence would run parallel to the highway, with a length of approximately 10.5m.

Flansham Park is a residential housing estate, with predominantly open plan boundaries within the vicinity of the highway. The area surrounding no. 40 has a pleasant, spacious character. This is largely the result of a lack of hardscaping adjacent to the highway. It is considered that the proposed repositioned fence would intrude on the open nature of the streetscape, and would represent an obtrusive feature in the street scene. A such it is deemed that the proposed development would be detrimental to the visual amenities of the locality.

It is therefore recommended that the application be refused, for the following reasons:

RECOMMENDATION

REFUSE

- 1 The proposed fence, by reason of its height, size and proximity to the highway, would represent an obtrusive feature in the street scene, causing undue detriment to the visual amenities of the locality. The proposal would therefore conflict with policy GEN7 of the Arun District Local Plan.