

PLANNING APPLICATION REPORT

REF NO: K/21/09/

LOCATION: The Cottage
Brookside Road
Kingston Gorse

PROPOSAL: New entry gates including face brick piers, automation including necessary design & safety features

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal involves the erection of double hardwood swing gates measuring a combined 4.1 metres in width by 2 metres in height. Each gate will be mounted on a brick pier measuring approximately 2.1 metres in height and 440mm in width.
SITE AREA	Approximately 0.727 hectares.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The front of the site is currently marked by hedging and trees that reaches approximately 2 metres in height. There are also trees in places that reach approximately 5 metres in height. There is a wire mesh fence along part of the front boundary and an opening to allow access.
SITE CHARACTERISTICS	The site is occupied by a detached two storey dwelling which is set well back from the road and largely screened from view by landscaping towards the front.
CHARACTER OF LOCALITY	The site is located on a residential road which has a semi-rural appearance due to the spacing of dwellings, the distance they are set back from the road and the screening provided by mature vegetation that lines the road.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Kingston Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area

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 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 proposed gates will serve an existing access point and be located adjacent to the highway and will form a visible feature on the street scene. It is considered that this will not harm the established character and appearance of the surrounding area as there are a number of other properties nearby with gates to the front, the road already has a feeling of enclosure produced by trees and hedging to the side and the wooden gates will relate well to surrounding vegetation. They are also considered to be of a modest height and in context with surrounding boundary walls and gates.

Further, it is considered that the proposal will not have any harmful impact on the amenities of neighbouring residents due to their modest size and siting away from boundaries with neighbouring properties.

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 This permission relates to the following approved plans:

1:1250 OS Sitemap; and 2B 7187

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 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.