

LU/107/07**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- New boundary fence and gate to align with original boundary fence 3 Larkspur Close Littlehampton
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	420 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominately flat
TREES	None affected
BOUNDARY TREATMENT	Either undefined or kept by wire mesh fencing and close boarded fencing approximately 1.8m in height
SITE CHARACTERISTICS	Detached two-storey property with brown brick and brown tiled roof
CHARACTER OF LOCALITY	Residential

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LU/121/03	Replacement entrance porches	Approved Conditionally 27-05-2003

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town 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

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1, CH1

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DEVELOPMENT PLAN POLICIES

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

Noted

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 conflict with relevant Development Plan policies in that the proposal would represent an unsympathetic intrusion into an existing open area and would be contrary to the original conception of the layout and would detract from the pleasant open character and appearance of the estate. It would therefore conflict with policies DEV1, CH1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

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 means of enclosure would represent an unsympathetic intrusion into an existing area and would be contrary to the original conception of the layout and would detract from the pleasant open character and appearance of the estate. It would therefore conflict with policies DEV1, CH1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan, and it is therefore recommended that the planning application should be refused, subject to the reason set out overleaf

LITTLEHAMPTON

LU/107/07/

New boundary fence and gate to align
with position of original boundary fence.

3 Larkspur Close
Littlehampton

RECOMMENDATION

Refuse

- 1 The proposal would represent an unsympathetic intrusion into an existing open area and would be contrary to the original conception of the layout and would detract from the pleasant open character and appearance of the estate. It would therefore conflict with policies DEV1, CH1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

