LU/127/07

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	To erect gates at edge of drive to property which are in excess of the permitted 1 metre in height 34 St. Winefrides Road, Littlehampton

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is to erect vehicular gates to the front of the property.
SITE AREA	
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Mostly flat
TREES	None worthy of Tree Preservation Order.
BOUNDARY TREATMENT	Fencing to side, Macrocarpa hedge approximately 3m. in height on front boundary with 5 bar gate to side.
SITE CHARACTERISTICS	Large detached house with opening to drive.
CHARACTER OF LOCALITY	Large detached residential properties of individual styles and sizes. Opposite tennis courts.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LU/142/01	Proposed side extension and alteration.	Approved Conditionally 16/7/01

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town Council	~~Awaited~~ 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 Area of Special Character Class C Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1
Arun District Local Plan : GEN7, AREA1

LU/127/07

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the development control criteria against which all proposals will be determined by the authority particularly with regard to the effect on the street scene and highway safety.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

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 comply with relevant Development Plan policies in that the proposed gates are only 1.83 metres high and 3.25m. wide they will be fitted adjacent to the existing front hedge, which will remain in situ, and will not cause any detrimental effects on highway safety or the street scene.

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 are to fit in between the existing driveway and the front hedge. These will not cause any adverse effects visually and are similar to other gates found in the vicinity. Therefore it is recommended that the application is approved subject to the conditions set out overleaf.

Owing to the statutory publicity period not expiring until 31st May 2007, it is recommended the decision be delegated to the Head of Planning Services in consultation with the Chairman of the Committee.

LI[redacted]EHAMPTON LU/127/07/

To erect gates at edge of drive to property which are in excess of the permitted 1 metre in height.

34 St Winefrides Road
Littlehampton

RECOMMENDATION

Approve Conditions

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 Art 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

STRUCTURE PLAN: DEV1, NE17

LOCAL PLAN: GEN7, AREA1

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Art 22 and full reasons appear in the Officer report.