



DECISION NOTICE
LITTLEHAMPTON TOWN COUNCIL
NOTICE OF DECISION MADE BY THE PLANNING AND TRANSPORTATION COMMITTEE
MEETING DATE: MONDAY 22 SEPTEMBER 2014

APPLICATION No.	SITE ADDRESS	WARD
LU/166/14/HH	83 Timberleys ,Littlehampton	BROOKFIELD
DESCRIPTION: Erect a picket fence around the front garden.		
DECISION: 72.1.1 The Committee received a report and presentation on the matter from the District Council's Planning Officers. It was noted that the recommendation to refuse the application was derived from the assessment of the application under the planning guidelines set out in Policy GEN7(ii) of the Local Plan relating to the form of new development. The Officers went on to explain that the estate in which the property was situated was constructed in the early 1970's and was subject to an open plan condition which prevented fences or any other means of enclosure being erected forward of the building line of the dwellings. An assessment of the application under this Policy had concluded that this proposal was contrary to this condition and that if permitted it would detract from the open plan appearance of the locality. In addition it was stated that if approved, the Planning Authority would find it difficult to resist similar proposals the cumulative effect of which would be to significantly alter the character and amenity of the area. 72.1.2 The Committee then heard, under Public Speaking, from Mr Lindsay, the applicant who spoke in support of the application. Mr Lindsay explained that his reasons for seeking planning permission were driven by the desire to provide a secure play area for his disabled son. He disputed the assertion that the fence would have an adverse impact on the visual amenity of the estate on the grounds that the area was already peppered with low level hedging which in his view created a similar effect to that of the proposed fencing. He therefore sought the support of the Committee with his application for planning approval. 72.1.3 Whilst Members had every sympathy with the applicant's personal circumstances, they noted that this was not a material consideration. The Committee subsequently went on to consider the application in terms of the visual impact on the area and the conditions applicable to the original construction of the estate. Whereas Members observed that there was some shrubbery scattered throughout the estate, they also noted that there were no planning controls over growing vegetation. The Committee concluded that the erection of the proposed fence would constitute a breach of the original consent and that if permitted, it would set a precedent for future applications which would significantly alter the character and amenity of the area. It was therefore RESOLVED that: <i>The application be refused as detailed in the report.</i>		
VOTE: FOR: 4 AGAINST: 1 ABSTENTIONS: 0		

PETER HERBERT
Town Clerk