REF NO: **LU/204/11/**

LOCATION: Lyminster Primary School
Wick Street
Wick Littlehampton

PROPOSAL: Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for erection of 3m high ball fence to school playground. This application will be determined by West Sussex County Council

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat within the site, but on higher land than the contiguous residential properties.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Brick/flint walls approx. 1.5m - 1.8m high. Some buildings close to boundaries.
SITE CHARACTERISTICS	Existing school.
CHARACTER OF LOCALITY	Predominantly residential. Retail to the south in Wick Street, commercial on opposite corner to Hawthorn Road/Lyminster Road.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:
None
Comments on Representations received:
None

CONSULTATIONS

Consultations responses received:
None
Comments on Consultation responses:
None

POLICY CONTEXT

Designation applicable to site:

Within built-up area boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan: GEN7 The Form of New Development

PLANNING POLICY GUIDANCE

PPS1 Delivering Sustainable Development

POLICY COMMENTARY

PLANNING
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

PLANNING
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 3m high ball fence will be erected to the south east corner of the site abutting the residential properties no. 1 Beaconsfield Road, no. 24 Gladonian Road, and 'The Bungalow' Worthing Road. It will be positioned behind the existing wall and its purpose is to prevent and reduce interferance to the neighbouring properties.

The boundary to the school is on higher land that the contiguous properties mentioned and it is considered that the 'Weldmesh' fencing which has upright bars of equal spacing and deriving is rigidity by horizontal bars, should allow significant daylight to permeate through.

It is therefore considered that the fencing will be acceptable within the locality and will not cause unacceptable harm onto neighbouring residential properties.

RECOMMENDATION

NO OBJECTION