PLANNING APPLICATION REPORT

REF NO: LU/250/08/

LOCATION: 13 Irvine Road
Littlehampton

PROPOSAL: Terracotta honeycomb walling to top of existing front boundary wall, raise brick pier & re-fix existing stone capping

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 580 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	Deciduous bushes within site, nothing affected by proposal.
BOUNDARY TREATMENT	Western boundary consists of approximately 0.4m brick wall. Eastern boundary wall has terracotta honeycomb walling to a height of approximately 2 metres. Subject wall backs directly onto the pavement and is approximately 1 metre in height with half circle stone cappings and approximately 1.4 metre decorative stone cappings.
SITE CHARACTERISTICS	The site is occupied by a semi detached 3 storey Victorian dwelling with knapped flint and brick walls and decorative chimneys.
CHARACTER OF LOCALITY	The site is situated within the Littlehampton (Sea Front) Conservation Area. The area is located on a mature residential road characterised by semi detached dwellings within large plots of various styles and designs, some of notable character. There is a large high rise block of flats in the vecinity. There are similar walls as to that proposed in the immediate area.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:
Littlehampton Town Council

No objection.

Page 1 of 4

Comments on Representations received:
Noted.

CONSULTATIONS

Conservation Officer

Chairman - Conservation Area Advisory Committee

Consultations responses received:
District Conservation Officer:

The proposal will enhance the character and appearance of the Conservation Area

Conservation Advisory Committee:

Highly commend the proposed wall.

Comments on Consultation responses:
Comments noted

POLICY CONTEXT

Designation applicable to site:
Within built-up area boundary
Designated Conservation area.

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	DEV1	High Quality Development
	CH4	Conservation Areas and Historic Towns and Villages
Arun District Local Plan:	GEN7	The Form of New Development
	AREA2	Conservation Areas

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPG15	Planning and the Historic Environment

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.

LISTED/CA
Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:
"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."
Where the building is located in a Conservation Area, Section 71(1) of the Act states:
In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building or the character of the Conservation 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 Terracotta honeycomb walling to the top of existing boundary wall will reflect that of other walls within the site and neighbouring site.

It is an attractive form of walling which is considered to improve and enhance the designated conservation area.

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 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

STRUCTURE PLAN: DEV1

LOCAL PLAN: 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.