

PLANNING APPLICATION REPORT

REF NO: LU/258/11/

LOCATION: 2 Fastnet Way
Littlehampton

PROPOSAL: Remove existing low brick wall on boundary of 2 & 4 Fastnet Way & replace with new brickwall, 225mm wide & 600mm high. Construct new brick piers of 900mm overall height

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 363 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Rear garden enclosed by approximately 2m high close board wooden fencing and fir trees on southern boundary approximately 3.5m high.
SITE CHARACTERISTICS	The site is occupied by a 2 storey detached property, positioned in a corner plot. Red brick walls and hanging tile elevations. Gable red tiled roof. Flat roof garage to the rear.
CHARACTER OF LOCALITY	The site is within a residential area. Mix of different types and styles of dwellings. Footpath runs along rear of the site.

RELEVANT SITE HISTORY

LU/17/07/	To remove existing hedge of conifer trees on the boundaries of 2 Fastnet Way and erect a fence of feather edge panels to a height of 2m.	Refused 12-03-2007
LU/153/07/	To remove existing hedge of conifer trees on the boundary of 2 Fastnet Way and erect a fence of feather edge panels to a height of 2 metres to the rear of the front building line and to a height of 1 metre forward of the front building line. (Resubmission following LU/17/07)	Refused 14-06-2007 Appeal: Dismissed 04 12 2007

LU/150/08/	Erect a 2 metre high fence	Approve Cond 03-09-2008
LU/95/09/	Extensions & alterations.	Approve Cond 17-06-2009

REPRESENTATIONS

Representations received:

Littlehampton Town Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within the Built-up Area Boundary
Open Plan Condition

DEVELOPMENT PLAN POLICIES

Arun District Local Plan: [GEN7](#) The Form of New Development

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.

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 it would have a materially adverse effect on the visual amenities of the locality and an adverse impact upon the established open plan character of the 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 or legislative background.

CONCLUSIONS

The application seeks permission for a low level wall to the front and side boundaries of the site and brick piers. The dwelling is located on a corner site at the junction of Fastnet Way and Southfields Road forming part of an open plan estate.

The site has been subject to previous planning approvals which has allowed the enclosure of the rear and a small section of the south side boundaries up to the public footpath. Beyond this, the southern boundary is kept by high level conifer hedging over which this authority cannot control, this does however erode the open plan objectives of the locality.

The proposed introduction of walling and gate piers to the front boundary of the site will further erode the open plan appearance of the street scene which has been maintained to surrounding properties with only soft landscaping noted beyond to nearby sites. The cumulative effect of the existing fencing and the proposed walling and brick piers would conflict with the general principles of the estate. The development will also set an unwanted precedent from which this authority will find it difficult to refuse similar developments. The resultant impact would be to significantly alter the appearance of the locality, detrimental to the open plan appearance to the street scene.

It is therefore recommended that the application be refused for the following reasons.

RECOMMENDATION

REFUSE

- 1 The walling and brick piers by way of their height and siting would appear out keeping with the appearance of the locality detracting from the open appearance of the locality and fails to enhance the open plan appearance of the area. The proposal is therefore contrary to Planning Policy Statement 1 (PPS1) 'Delivery Sustainable Development' and policy GEN7 of the Arun District Local Plan.
- 2 If the proposed walling and brick piers were permitted the Local Planning Authority would find it difficult to resist similar proposals in the vicinity, the cumulative effect of which would be to significantly alter the established character of the locality to the serious detriment of the amenities of this open plan residential area, in conflict with policy GEN7 of the Arun District Local Plan.