PLANNING APPLICATION REPORT

REF NO: **LU/4/12/**

LOCATION: 1 The Tideway
Littlehampton

PROPOSAL: Replace existing garden wall and render to house elevations

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal involves the formation of a new garden wall, bringing it out to flank the western edge of the site and flanking the pavement. The wall would be approximately 2 metres in height.
SITE AREA	Approximately 325 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Site edges are open. A walled rear garden has been formed, with a grass buffer maintained between the wall and the pavement.
SITE CHARACTERISTICS	The site is occupied by a detached two-storey dwelling which has red/brown brick elevation walls, with tile hanging above ground floor window heads. There is a flat roof garage set back behind the dwelling.
CHARACTER OF LOCALITY	The site is located on a residential road that is characterised by detached and semi-detached two-storey dwellings that are set back from the road with open frontages and lawns and grass verging helping to generate an open and spacious character and appearance.

RELEVANT SITE HISTORY

LU/411/81	Repositioning of garden wall	Approve Cond 16-09-1981

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 Built-Up Area
Open Plan Condition
Class C Road

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	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 be out of keeping with the open and spacious character and appearance of the surrounding area and therefore have an adverse impact upon visual amenity.

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 wall, being a brick built structure at a height of two-metres, it is considered that it will have a strong visual presence, exacerbated by its proximity to the road. The surrounding area has a planned open and spacious character and appearance, with a marked lack of boundary treatment present alongside the highway. The proposal would introduce a form of enclosure that would appear entirely at odds with the character and appearance of the surrounding area, disrupting the rhythm of the development and closing off the expansive views from the junction,

down Tideway.

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

RECOMMENDATION

REFUSE

1 The introduction of the wall, forward of the building, would be out of keeping with the open and spacious character and appearance of this estate, in conflict with policy GEN7 of the Arun District Local Plan.