PLANNING APPLICATION REPORT

REF NO: **M/66/10/**

LOCATION: 102 Middleton Road
Middleton On Sea

PROPOSAL: Replace an existing 1m high fence and gates with a 2m high fence at the front of the property.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 782 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Existing close boarded fencing approximately 1m high Laurel hedging to front.
SITE CHARACTERISTICS	The site is a two storey detached property with rendered elevations and a thatched roof.
CHARACTER OF LOCALITY	The site is located on a main road of predominantly two storey residential dwellings.

RELEVANT SITE HISTORY

M/80/88	Extension to house to form utility room, sun room and toilet (ground floor only)	Approve Cond 22-08-1988
M/92/89	New access to main road.	Approve Cond 16-10-1989
M/17/90	One detached garage	Approve Cond 08-05-1990
M/10/94	Study, conservatory and porch extensions and minor alterations to existing flat roof	Approve Cond 18-03-1994
M/72/73	O/L demolition of existing house & re-development of site and erection of 2 detached residences	Approve Cond 26-09-1973

REPRESENTATIONS

Representations received:

Middleton Parish Council

No Objection

Comments on Representations received:

Noted

CONSULTATIONS

WSCC Local Development Divis.

Consultations responses received:

County Highways

The proposal would not be anticipated to have a negative impact on highway safety in this location providing that the fence and gates are to be constructed on the same line as the existing.

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area
Area of Special Character

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	AREA1	Areas of Special Character

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development

SUPPLEMENTARY POLICY GUIDANCE

MDS	Middleton-on-Sea Village Design Statement by Middleton PC

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 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

This application seeks to replace an existing 1m high close boarded fence and gates with a 2m high fence at gates at 102 Middleton Road.

There are numerous examples of close boarded fences 1.8 -2m high along Middleton Road, and as such it is not considered that the proposed development would be out of keeping with the locality, nor is it deemed to have a significant impact on the character and appearance of the Area of Special Character.

West Sussex County Highways have been consulted and have advised that the proposal is not anticipated to have a negative impact on highway safety in this location providing that the fence and gates are to be constructed on the same line as the existing.

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 This permission relates to the following approved plans; location plans, block plans and elevations received 24th September 2010.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

3 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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

LOCAL PLAN: GEN2, GEN7, AREA1

NATIONAL POLICIES: PPS1

M/66/10/

MIDDLETON ON SEA VILLAGE DESIGN STATEMENT

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.