PLANNING APPLICATION REPORT

REF NO: **P/112/09/**

LOCATION: 6 Bishops Close
Pagham

PROPOSAL: Proposed fence around perimeter of rear garden and fence on side boundary between 6/8 Bishops Close.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 330 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Open to front. Fence subject of application forms majority of remainder.
SITE CHARACTERISTICS	The site is a single storey semi-detached dwelling with brick faced, cladded and rendered elevations and a concrete tiled pitched roof.
CHARACTER OF LOCALITY	The site is located within a residential cul-de-sac of properties of a similar style.

RELEVANT SITE HISTORY

P/49/63	Residential development	Approve Cond 27-05-1964
P/11/65	Garage	Approve 15-04-1965

REPRESENTATIONS

Representations received:
Pagham Parish Council
Awaited

One letter of support, advising that the fence was erected in February 2008.

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
Permitted Development Restriction

DEVELOPMENT PLAN POLICIES

South East Plan:		
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 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 retrospective permission for fencing at 6 Bishops Close, Pagham.

The fence lies on the northern (side), rear and rear section of the southern (side) boundaries of the property, and measures approximately 1.3m to front and 1.8m to rear.

The fence is of close boarded timber with trellis top, and it is considered to be in keeping with the suburban character of the locality.

It is noted that the fence projects forward of the dwelling, in an area which is predominantly open plan. However the fence lines the side boundary of the site, and does not encroach across the front boundary of the property. It is therefore not considered to be intrusive to the street scene, or detrimental to the visual amenities of the locality.

It is therefore recommended that the application be approved, subject to the following conditions:

RECOMMENDATION

APPROVE CONDITIONALLY

1 This permission relates to the following approved plans; location, block and fence details received 10th December 2009.

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.

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

LOCAL PLAN: GEN2, 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.