

PLANNING STATEMENT

Planning Application: Rear Garden Fence
Site: 15 Fontwell Close, Rustington, BN16 2LL
Client: Mr Alan Jones and Mrs Mary Jones
Ref: Arun District Council PP-02477631
Date: April 2013

Preliminary Matters

1. This is an application for a Lawful Development Certificate to replacing an existing dilapidated concrete rear garden fence with a new close-board wooden fence.
2. The site is a private dwelling, owned in freehold by the proposers.

The Site and its Surroundings

3. The site is situated at the end of a cul-de-sac in Rustington. The garden is bordered to the west by the proposers' house, to the north by the garden of 16 Fontwell Close, to the east by the pavement of Fontwell Close, and to the south by the Coppetts Wood development.
4. In the proposers' title SX102561, the section of Fontwell Close to the east of the site was sold in 1968 to enable the Coppetts Wood development. The title specifies a covenant of unrestricted access to this section of Fontwell Close: "EXCEPT AND RESERVED unto the Transferors and their successors in title and all persons authorised by them a right of way at all times and for all purposes over and along the land hereby transferred."

Proposal

5. The proposal is to remove in totality the existing concrete and wooden fences on the north, east and south boundaries of the rear garden, and to erect a new wooden fence and wooden back-garden gate on these boundaries to enclose the garden fully.

Issues

6. The existing fence bordering Coppetts Wood and Fontwell Close is composed of heavy concrete blocks, which are dilapidated and could be a danger if they fell. It is proposed to replace these with close-board wooden fencing.
7. The look of the area will be greatly improved, as this will match a number of other properties in Fontwell Close with existing close-board wooden fencing.

Summary

8. The use is one that is appropriate in the area. The proposal relates to a renewal of an existing fence and there is no change of use to any land. We believe that there would be no detrimental effect on the character and appearance of the area, or on the existing level of highway safety. We therefore ask that this application be allowed.