Worthing Borough Council

Planning, Regeneration and Wellbeing

Mrs Wendy Jackson
29 Willow Crescent
Worthing
West Sussex
BN13 2SX

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: WB/11/0088/FULL

Details of Development
Retrospective application for erection timber boundary fences

Location of Development
29 Willow Crescent Worthing West Sussex BN13 2SX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 15th December 2011.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
20/01/2012

PTO

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SCHEDULE

Reasons for Granting Permission

01. The proposal has been assessed against saved Local Plan policies H16 and H18 and Core Strategy policy 16 and all other material considerations. The design of the fence is somewhat strident and the enclosure it provides does diminish the spaciousness of this part of the estate. However, the visual impact on Willow Crescent is not excessive and the fence is balanced by another similar opposite. Taking into account the benefits of security to the householder and required planting and the above, it is not considered reasonable to withhold planning permission and it is not considered to set an undesirable precedent.

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified by any other condition attached to this planning permission;-

Plan ref: un-numbered site and locations plans received 15.12.11
Plan ref: un-numbered photographs of fence received 15.12.11

Reason: *For the avoidance of doubt and in the interests of proper planning.*

02. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) Order 2008, no further fences other than that hereby approved shall be erected at the property without the prior written consent of the Local Planning Authority.

Reason: *To safeguard the amenities of neighbouring and adjoining properties and protect the characteristic spaciousness of the estate.*

03. Screen planting shall be provided within 6 weeks of the date of this planning permission along the full length of the remaining grass strip between the fence and the back of pavement along Redwood Close and also directly in front of the fence facing Willow Crescent in the garden of the property. This shall be of a type that screens the fence (e.g. evergreen and dense) up to a height of at least 1.5 ms. Any such planting which within a period of 5 years from the aforementioned 6 weeks which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: *To screen and soften the appearance of the fence in the interest of visual amenity.*