

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: AB/44/19/HH

LOCATION: 39 Pearson Road
Arundel
BN18 9HP

PROPOSAL: Alterations to the sloping front garden to include installation of a steplift and level path to provide access.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Applicant seeks to alter the sloping front garden and then add a driveway with a step lift to provide disabled access.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Arundel Town Council

No objection.

No representation from nearby occupiers.

CONSULTATIONS

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Within the Built-Up Area Boundary

DEVELOPMENT PLAN POLICES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
TSP1	T SP1 Transport and Development

[Arundel Neighbourhood Plan 2014 POLICY1:](#) The Presumption in Favour of Sustainable Development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**Principle:**

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policy considered is D DM1.

Policy:

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public art, Density and Scale.

Policy TSP1 which aims to reduce congestion as one of its primary objectives. As well as this it explains development should contribute to highway improvements which supports this application as it will be taking parking stress off the road parking.

Site history:

No relevant sight history.

Describe site:

The site is occupied by a semi detached dwelling with a sloped front garden. The neighbouring properties to the west have had similar works done.

Design and Visual Amenity:

The proposed works to the front garden of the property will look to remove land from the sloping front garden in order to create a parking space to the front of the property which will be surrounded by brick walling. There will be space for one car and a step lift fitted to enable disabled access to the property. There will also be a flat landing at the top of the step lift to allow disabled access.

The proposed works will be visible from the street scene and will effect the spatial character. However, due to the other works that have been carried out to neighbouring properties in the form of garden alterations to create driveways for off street parking (without the inclusion of disabled access) it is not deemed to have a significantly detrimental impact on the character of the area.

Neighbourhood Residential Amenity:

The proposed development is not deemed to overlook or result in loss of daylight/sunlight to neighbouring properties. As such it is deemed not to give rise to any unacceptable adverse impact on neighbouring residential amenity.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of

the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

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 The development hereby approved shall be carried out in accordance with the following approved plans JHB/327/257

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.