

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

REF NO: AB/47/20/HH

LOCATION: Tortington Manor, The Chapel House
Ford Road
Arundel
BN18 0FE

PROPOSAL: Replacement of the entrance gate.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

AB/122/16/HH	Single storey & 2 storey extension to west elevation. Revised scheme of AB/7/16/HH	ApproveConditionally 23-12-16
AB/135/03/	Oak framed open fronted garage and new vehicular access	ApproveConditionally 25-09-03

REPRESENTATIONS

Arundel Town Council
No objection

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Outside the Built Up Area Boundary
Archaeological Notification Area
Area of Special Control

DEVELOPMENT PLAN POLICIES

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

DDM1 D DM1 Aspects of form and design quality

DSP1 D SP1 Design
 CSP1 C SP1 Countryside

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

In this case, the key policy is deemed to be D DM1 of the Arun Local Plan.

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.

DESIGN AND VISUAL AMENITY

There is an exiting gate to the property which is a five bar gate. The proposal is to make it larger with a new boundary wall and gate to the front. The new gates will be 5m in height and 3m in width and will be of wood. Included within the application is the addition of a new boundary wall which will be of part flint and brick to match that of the existing house. It will not have a utilitarian appearance with curved edged sides.

There are many comparable properties within Tortington Manor that have a walled boundary at the front. However, this will be the first of its size with gated entrances. However, there are other boundaries of a similar height with different materials. In this case the choice of materials and sympathetic design make it acceptable in the locality not compromising the established character and appearance of the area in compliance with policies D SP1 and D DM1 of the Arun Local Plan.

RESIDENTIAL AMENITY

Due to the type of development situated to the front boundary of the property, it is not considered to result in harm upon neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions and informatives.

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.

CIL DETAILS

This application is not CIL Liable.

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:
 - Location Plan 200
 - Proposed Site 202
 - Proposed Plans 204
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.