

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

REF NO: AL/1/19/HH

LOCATION: 29 Beechfield Park
Hook Lane
Aldingbourne
PO20 3XX

PROPOSAL: Steplift to the front door.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks planning permission for the construction of a step lift to the front of the property. The proposed step lift will measure approximately 1.8m to the raised property, will have a proposed depth of 1.5m and a proposed length including the bridging step of 4.2m.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldingbourne Parish Council: No response received from Aldingbourne Parish Council.

No representations received from nearby occupiers.

CONSULTATIONS

Southern Water Planning
Engineering Services Manager
Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Engineers Drainage - Due to the scale and location of development the Engineers have no conditions to add the decision.

Southern Water: No objection to the proposal.

POLICY CONTEXT

Designation applicable to site:
-Outside of the built up Area boundary
-Within the Lidsey Catchment Area

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)
DSP1	D SP1 Design
CSP1	C SP1 Countryside

[Aldingbourne Neighbourhood Plan 2016 POLICY H1](#)

New housing or altering dwellings

Quality of Design

CONCLUSIONS

PRINCIPLE

The application site is situated outside the Built up area boundary as defined by SD SP2 of the Arun Local Plan. The proposal is for a step lift to an existing property. The proposal is in accordance with CSP1 of the Arun Local Plan, as it is allowed under D DM4 (a) and (c) of this plan. Development can be in accordance with CSP1 if it refers to a specific use of type of development that is covered by another policy (as the development is in accordance with D DM4). In this case, the key policies/policy considerations are deemed to be D DM1 and D DM4 of the Arun Local Plan and H1 of the Aldingbourne Neighbourhood Development Plan.

DESIGN AND VISUAL AMENITY

The application seeks to construct a step lift with handrails to the front elevation of the property. The proposed development will be seen from the neighbouring properties, however it is of modest scale and not considered to give rise to any unacceptably adverse impacts upon the established character and spatial pattern of the street scene.

NEIGHBOURING RESIDENTIAL AMENITY

The ramp with hand rails is a modest addition to the dwelling that would have no harmful impact on the residential amenity of either neighbouring dwelling by reason of overlooking. Due to the limited garden space the works will be visible in the street scene. However, due to their modest nature it is not considered that the works cause demonstrable harm to the character of the area. The proposals are deemed to accord with policies DDM1 and DDM4 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.

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 positive impact on the protected characteristics (disability).

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 Site Block Plan mb/05/beechnfieldpark29, Existing and Proposed floor plans mb/02/beechnfieldpark29 and Existing and Proposed elevations mb/03/beechnfieldpark29

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.