

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

REF NO: AW/230/20/HH

LOCATION: 17 Grosvenor Gardens
Bognor Regis
PO21 3EY

PROPOSAL: Extended dropped kerb

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Extension of dropped kerb from 2.8m to 6.4m to the West.

RELEVANT SITE HISTORY

AW/116/88	Single storey extension comprising single garage and external store.	Refused 10-08-88
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REPRESENTATIONS

Aldwick Parish Council - No objection

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

WSCC Highways - Advice only: Adequate visibility splays in each direction. No accidents in the last 5 years. The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the NPPF (para 109), and that there are no transport grounds to resist the proposal.

POLICY CONTEXT

Designation applicable to site:
2km Buffer SSSI's Bognor Reef and Pagham Harbour
Pagham Harbour Zone B

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
TSP1	T SP1 Transport and Development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The key policy considerations are DDM1 of the Arun Local Plan.

Aldwick does not have a Neighbourhood Plan but it does have an adopted Village Design Statement which has been taken in to account. The site is located within area 7.

DESIGN AND VISUAL AMENITY

The application seeks to extend the dropped kerb by 3.6m to the front of the property. This would result in a minimal visual change to the street scene. There are examples in close proximity to the site and the proposal is deemed in keeping with the established character of the locality. The proposal is not considered to adversely impact the appearance of the street scene and accord with DDM1 of the Arun Local Plan.

RESIDENTIAL AMENITY

Due to the development proposed, it is not deemed to give rise to adverse impacts upon neighbouring amenity and accords with DDM1 of the Arun Local Plan.

HIGHWAY SAFETY

WSCC Highways have deemed the extension to west of the vehicle crossover (VCO) resulting in total VCO width of 6.4m acceptable. Local mapping indicates that the access benefits from adequate visibility splays in each direction and there are no recorded injury or accidents within the vicinity of the site within the last 5 years, therefore the proposal would not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network.

SUMMARY

The development is considered to accord with relevant development policies and as such is recommended for approval subject to the following conditions and informatives. The comments of WSCC are noted and in planning terms the scheme is acceptable.

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 use of the access shall not commence until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the Block Plan.

Reason: In the interests of road safety and in accordance with Arun Local Plan policy T SP1.
- 3 The development hereby approved shall be carried out in accordance with the following approved plans;
-Block Plan received 4th November 2020
-Location Plan received 5th October 2020

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.
- 4 **INFORMATIVE:** The access shall not be used until the crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed with the West Sussex County Council. Details of the specification may be obtained from the Area Engineer, West Sussex County Council, Area 1, Drayton Depot, Drayton Lane, Chichester. Telephone: 01243-836900 or from West Sussex County Council, County Surveyors Department, County Hall, Chichester. Telephone: 01243-777921.
- 5 **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.