

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

REF NO: AW/238/20/HH

LOCATION: 10 Westminster Drive
Aldwick
PO21 3RA

PROPOSAL: Removal of lounge window, installation of new door and ramp to provide disabled access

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application proposes to remove the lounge window and install a new door and ramp to 10 Westminster Drive.
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REPRESENTATIONS

No objection from Parish Council.
No representations from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary.
Tree preservation order.

DEVELOPMENT PLAN POLICIES

[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
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
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CONCLUSIONS

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan. Aldwick does not have a Neighbourhood Plan but does have a Parish Design Statement and is located within character area 12.

DESIGN AND VISUAL AMENITY

The installation of a new door and ramp to the property will sit at the front elevation. The concrete ramp will be constructed with a brick upstand to match the existing brick house with kee klamp railings.

The proposed ramp will measure at 900mm in height with the mid rail at 450mm, the rail will extend 300mm and return to the mid rail from the bottom of the ramp.

The construction of a front door to the front elevation will be UPVC with a level threshold and a side window to the left to match existing styles within the street.

The proposed height of the door is 1.8m high and has a width of 1.04m. The side window will have a proposed height of 1.45m and width of 0.96m. The rear end of the window will sit 0.4m to the bottom of the door, leaving a considerable space.

In recent years there has been similar proposals which have been accepted, as result this proposal is not considered to result in an adverse appearance on the street scene and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The ramp is located to the front elevation of the property.

The front entrance door is to the North West of the property and as such the ramp runs along the North West elevation and is visible from the street scene. There is not currently an existing ramp in use, the length of the ramp will be 5.68m and will have a maximum height of 1.41m.

Whilst the ramp extends beyond the principle elevation, the height is modest and with sufficient separation to the neighbouring property, it is not considered to result in adverse impacts upon the residential amenity.

The proposal is not deemed to harm amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

PARKING

The front elevation of the property sits on the northern boundary, this doesn't restrict the parking on the driveway. Therefore, there is sufficient room for a car park to the front garden and as such the works are not considered to result in an adverse impact upon highway or parking issues.

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 positive impact on the protected characteristics of age and 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:
 - Block plan
 - Proposed access plan HT/04/Westminsterdrive10

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.