

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

REF NO: **AW/258/21/HH**

LOCATION: 7 St Richards Way
Aldwick
PO21 3BD

PROPOSAL: Installation of driveway and extension to drop kerb

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to install a driveway and extension to the dropped kerb at 7 St Richards Way.
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The extension to the driveway will be 2.5m wide.

RELEVANT SITE HISTORY

AW/191/19/NMA	Application for a non-material amendment following a grant of reference AW/76/17/HH to change cladding material to plain tile.	Approve 07-08-19
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AW/76/17/HH	First floor extension to side and rear, front porch extension and new cladding to the first floor walls of the existing house	ApproveConditionally 19-05-17
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REPRESENTATIONS

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

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

HIGHWAYS

In principle the application seeks to extend the existing dropped crossing of 5 St Richards Way, which is at the southern extend of the plot to provide an access point to 7 St Richards Way, Aldwick. 7 St Richards Way, already benefits from a dropped crossing access at the northern extent of the plot. This access will be afforded comparable visibility to the existing access arrangements.

While there would be no highway safety concern raised to the proposed the applicant should be aware

that the access works must be implemented under licence to a specification obtained from WSCC Highways. Part of the licence application process looks at if the dwelling is already served with an access point. Crossover licence applications to facilitate a 2nd access point are typically refused in order to preserve all available on street car parking. This is regardless of any planning approval obtained. It is anticipated this will be the case with this particular 2nd access.

It is not considered that applications of this type will result in 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 (paragraph 111), and that there are no transport grounds to resist the proposal. If the LPA are minded to grant planning consent the following informative note should be included.

POLICY CONTEXT

Built up area boundary.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
TSP1	T SP1 Transport and Development
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
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CONCLUSIONS

PRINCIPLE

In this case, the key policy is D DM1 of the Arun Local Plan. Aldwick does not have a Neighbourhood Plan however does have a Parish Design Statement.

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.

Further guidance from the Arun Design Guide is relevant and referred to below.

DESIGN AND VISUAL AMENITY

The development has a limited impact upon the character and appearance of the locality given that there are a number of driveways in St Richards Way in close proximity to the site. Therefore, the application is considered to be in accordance with D DM1 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The development is not considered to result in any significant impact on the residential amenities of

neighbouring dwellings. This is due to the lack of built form associated with the application. The development is in accordance with D DM1(3) of the Arun Local Plan.

TRANSPORT AND PARKING

The development is not considered to result in unacceptable harm to highway safety of the area due to the lack of any built form to obscure views when joining the highway.

WSSC highways raise no objection having considered para 111 of the NPPF where no severe effects on the highway are anticipated.

SUMMARY

The 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 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:
 - Location plan

- Crossover
- Crossover plan

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: The applicant is advised that in addition to obtaining planning permission that they must obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-applicationform/>

- 4 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.