

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

REF NO: AW/82/20/HH

LOCATION: 7 Tyne Way
Aldwick
PO21 3RU

PROPOSAL: Modular ramp for access.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a ramp to the front of the property.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Aldwick Parish Council
No objection
No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary

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
-------	---------------------------------

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 with the property located within Area 12.

DESIGN AND VISUAL AMENITY

The front entrance door is to the side of the property and as such the ramp runs along the east elevation and is visible from the street scene.

There is a ramp already in existence however it currently does not extend beyond the principle elevation, however the proposal will extend the hand rail so that it extends 4m beyond the front of the dwelling.

Whilst this increases its appearance within the street scene, around 4.5m is retained to the front boundary.

The hand rail will have a height of 1m and is open in appearance and is therefore not considered unduly dominant upon the street scene.

Whilst there are no nearby examples, the 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 east elevation of the property.

There is currently around a 3m separation to the neighbouring boundary fence and this will reduce to 1.5m with the creation of a small step approximately 1.5m in width and 0.3m in height. This will run along the side of the property forming a ramp, with a full depth of around 7.2m, with the hand rail running along the side.

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 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

Due to the siting of the ramp partially across the driveway to the east, this restricts the use of the garage. There is however still 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 (age/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 Plan - HT/03/TyneWay7

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.