

PLANNING APPLICATION REPORT

REF NO: BE/105/11/

LOCATION: 10 Dove Court
Sherwood Road
Bognor Regis

PROPOSAL: Installation of a concrete ramp and handrails to the rear door

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Application seeks consent for the installation of a concrete ramp and handrails to the rear of the property.
SITE AREA	Approximately 147 sq metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None.
BOUNDARY TREATMENT	No boundary treatment to the front or rear. 1.5 metre high brick wall on the side boundary adjoining no. 8 Sherwood Road.
SITE CHARACTERISTICS	Two storey block of retirement flats. Modern character and design, constructed from yellow brick with brick quoins, cream render, and a hipped roof. Parking forecourt to the side and rear of the property.
CHARACTER OF LOCALITY	Residential cul-de-sac of two storey retirement flats. Surrounding area is characterised by a mix of detached and semi-detached properties and bungalows of varying ages and design.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Bersted Parish Council

No objection.

2 letters of Objection:

Dove Court is a community of able bodied residents. A large ramp with hand rails would spoil the 'look' of the community and give the wrong impression for residents moving here.

Installation would be a visible blight on central communal gardens and is opposed by all residents. Dove Court is a retirement scheme for the active and independent. Proposed installation would compromise the promotion of independent living. Occupier would prefer a smaller, portable installation.

Comments on Representations received:

Comments noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Built-up area boundary

PD restriction

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The proposed ramp and galvanised handrails would be positioned at the rear of the property on a lawn and would provide access to an existing doorway. The ramp would be an 'L' shape at a 1:15 gradient, and would measure 4.45 metres in width and 3.22 metres deep with a level platform at the base of the ramp. The ramp would be finished in concrete with a red brick up stand to the perimeter. The handrails would measure 1.1 metres in height.

The proposal is small in scale, visually subservient and visually integrated to the existing property. The proposal would have no impact on the residential amenities of the nearest neighbouring properties at No's 8 and 9 Dove Court.

The estate is open and spacious in character and there is no boundary treatment at the rear. As such, the proposal would be readily visible within the street scene of Dove Court. However, the proposal would not compromise the established character of the area or the visual amenities of the locality.

It is therefore recommended that planning permission is granted, subject to the following conditions.

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: drawing no. jj/03/dove court 10 location plan/ block plan, drawing no. jj/01/dove court 10 existing and proposed plan, drawing no. jj/02/dove court 10_V2 existing and proposed elevations received on 10 August 2011.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN, GEN2, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.